

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

August 10, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Brian Wismer, Chairman
Jeanne Rast, V. Chairman
G. Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas

3. Minutes of July 20, 2021

3.I. Approval of Minutes

1. Minutes - 07-20-2021_draft

4. Public Hearing

4.I. 3264 Springhaven Avenue Variance Request

Background:

Alex Popham of Epic Development is requesting a variance from the stream buffer requirements for the property located at 3264 Springhaven Avenue, Parcel Identification Number 14-0098-0009-048-4. The property is zoned P-D, Planned Unit Development and is subject to the regulations under Article 3 (Stream Buffer Protection), Section 63-3-6 (Buffer and setback requirements) of the City of Hapeville Ordinance. *The Planning Commission tabled this item on July 20, 2021.*

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 3264 Springhaven Avenue_Variance_StreamBuffer_Redacted
2. Plans - 3264 Springhaven Avenue_rev.1
3. Stream variance response COMMENTS.210730 JDH REV
4. Engineer's Report - Stillwood Farms Variance Request -2
5. Hydro Study - 3264 Springhaven Avenue
6. Flood Report - 3264 Springhaven Avenue

5. Old Business

5.I. 801 North Avenue Site Plan Review

Background:

Beatriz Arroyo is requesting site plan review to construct a new single-family dwelling at 801 North Avenue, Parcel Identification Number 14-0099-0004-038-9. The property is zoned R-1, One-Family Detached. *The Planning Commission tabled this item on July 20, 2021.*

Documents:

1. Application - 801 North Avenue_Redacted
2. Plans - 801 North Avenue
3. Planners Report - 801 North Avenue
4. Arborist Report - 801 North Avenue

6. New Business

6.I. 3571 and 3581 South Fulton Avenue Final Plat Review

Background:

Nicholas Imerman of Built by Broadland, LLC is requesting final plat review for the properties located at 3571 and 3581 South Fulton Avenue, Parcel Identification Numbers 14-0098-0002-1074-4 and 14-0098-0021-075-1. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3571 South Fulton Avenue_Final Plat_Redacted
2. Plans - 3571 South Fulton Avenue_Final Plat
3. Planner's Report - 3571 South Fulton_Final Plat
4. Engineer's Report - 3571 South Fulton Ave Final Plat -1

6.II. 461 North Avenue Site Plan Review

Background:

Greg Evans of GDK Investments is requesting site plan review to construct a single-family dwelling at 461 North Avenue. The property is zoned R-SF, Residential Single-Family.

Documents:

1. Application - 461 North Avenue_Site Plan_Redacted
2. Plans - 461 North Avenue_Site Plan
3. Planner's Report - 461 North Avenue _Site Plan

6.III 346 Colorado Avenue Site Plan Review

Background:

Thomas Davis is requesting site plan review to construct a new single-family dwelling at 346 Colorado Avenue, Parcel Identification Number 14-0066-0002-039-8. The property is zoned R-O, One-Family Detached.

Documents:

1. Application - 346 Colorado Avenue_Site Plan_Redacted
2. Plans - 346 Colorado Avenue_Site Plan
3. Planners Report Site Plan Review 346 Colorado Ave

6.IV Meeting Rules and Procedures Text Amendment

Background:

Consideration of an Ordinance to amend Chapter 2 (Administration), Article 2 (Mayor and Council), Section 2-2-5 (Rules and procedures of Mayor and Council) to provide for appropriate rules and procedures for the City Council meetings.

Documents:

1. Ordinance - Rules For Order (02088533-3)
2. Planner's Report -Text Amendment_ Public Comments

7. Next Meeting Date - September 14, 2021 at 6PM

8. Adjourn



Chairman, Brian Wismer
Vice Chairman, Jeanne Rast
G. Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

July 20, 2021 6:00 PM

MINUTES

1. Called to order at 6:02 p.m.

2. Roll Call

Brian Wismer, Chairman
Jeanne Rast, V. Chairman - Absent
G. Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas - Absent

3. Approval of Minutes

3.I. Approval of Minutes

MOTION ITEM: Leah Davis made a motion, Lucy Dolan seconded to approve the minutes of June 15, 2021 as submitted. Motion Carried: 4-0.

4. Public Hearing

4.I. 3264 Springhaven Avenue

Variance Request

Background:

Alex Popham of Epic Development requested a variance from the stream buffer requirements for the property located at 3264 Springhaven Avenue, Parcel Identification Number 14-0098-0009-048-4. The property is zoned P-D, Planned Unit Development and is subject to the regulations under Article 3 (Stream Buffer Protection), Section 63-3-6 (Buffer and setback requirements) of the City of Hapeville Ordinance.

The applicant requested to defer their application until the next Planning Commission meeting scheduled for August 10, 2021.

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to table this item until the August 10, 2021 Planning Commission meeting. Motion Carried: 4-0.

5. New Business

5.I. 3154 Lake Avenue

Site Plan Request

Background:

Terrence Adams requested site plan review to construct a new 2,437-sf, single-family dwelling at 3154 Lake Avenue, Parcel Identification Number 14-0099-0002-167-8. The property is zoned R-1, One-Family Detached and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Staff Recommendation:

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- Front and rear setback dimensions.
- Correct the required side setback notation on the site plan to 5'.
- Ensure existing fences meet City requirements.
- Outstanding items on the arborist report.

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of the aforementioned items and any others the Planning Commission deem necessary, approval of the site plan is recommended.

Mr. Adams stated the existing chain link fence is located on the adjacent property.

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to approve the site plan request for 3154 Lake Avenue subject to the following conditions:

1. Provide the front and rear setback dimensions.
2. Correct the required side setback notation on the site plan to 5'.
3. Address any outstanding items on the arborist report.

Motion Carried: 4-0.

5.II. 801 North Avenue

Site Plan Request

Background:

Beatriz Arroyo requested site plan approval to construct a new single-family dwelling at 801 North Avenue, Parcel Identification Number 14-0099-0004-038-9. The property is zoned R-1, One - Family Detached.

The applicant requested to defer their application until the next Planning Commission meeting scheduled for August 10, 2021.

MOTION ITEM: Charlotte Rentz made a motion, Larry Martin seconded to table this item until the August 10, 2021 Planning Commission meeting. Motion Carried: 4-0.

5.III. 3227 Jackson Street

Site Plan Request

Background:

Alem Peljto of 2874 Blount St, LLC requested site plan review to construct an 1,800-sf, single-family dwelling at 3227 Jackson Street, Parcel Identification Number 14-0094-0001-005-6. The property is zoned R-SF, Single-Family Residential and is subject to the Subarea E requirements in the Neighborhood Conservation Area section of the Architectural Design Standards.

Staff Recommendation:

The plans include a proposed 9'6" driveway. A fence is proposed adjacent to the northern property owner. The applicant should ensure the driveway is wide enough for vehicle doors to open next to the house.

The applicant stated the adjacent property owner is open to work with them to extend the proposed driveway.

Staff recommended filing an easement to extend the driveway onto the adjacent property or reduce the size of the house.

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- Show the south side setback and rear setback on the plans.
- Provide development schedule.
- Update comparison chart on p A107 to correct standards versus proposed.
- Provide proposed grades.
- Ensure the driveway is wide enough with proposed fence to accommodate vehicles.
- Show sidewalk dimension.
- Finalize Tree Conservation Plan.

MOTION ITEM: Larry Martin made a motion, Leah Davis seconded to approve the site plan request for 3227 Jackson Street subject to the following:

1. Applicant must acquire a minimum 18" easement to extend the driveway onto the adjacent property or reduce the footprint of the house to properly ensure the driveway is wide enough to accommodate vehicles.
2. Show the south side setback and rear setback on the plans from the roof eaves.
3. Provide development schedule.

4. Update comparison chart on p A107 to correct standards versus proposed.
5. Provide proposed grades.
6. Show sidewalk dimension – notate the width.
7. Finalize Tree Conservation Plan.

Motion Carried: 4-0.

6. Next Meeting Date – August 10, 2021 at 6:00PM

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to adjourn the meeting at 6:35 p.m. Motion Carried: 4-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

21-PC-07-31

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Stillwood Development, LLC

Mailing Address: 430 Plasters Ave NE, Suite 100, Atlanta, GA 30324-3912

Telephone 770-228-2000 Mobile # [REDACTED] Email JLaVallee@EpiCity.com

Property Owner (s) Mr. W. E. Norton, Sr

Mailing Address c/o W.E. Norton 790 S Central Avenue, Hapeville, GA 30354

Telephone 770- Mobile #

Address/Location of Property: 3264 Springhaven Ave, Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009800090484

Present Zoning Classification: PD Size of Tract: 4.17 acre(s)

Present Land Use: Vacant Land

Please check the following as it applies to this application

- ☐ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit

Other (Please State) Stream Buffer

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Stillwood Development, LLC
Applicant's signature

Date: 03/05/21

Sworn to and subscribed before me

This 5th day of March, 2021

Avery Kernaghan
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

The existence of FEMA flood plain through the middle of the site and shallow bedrock. See additional description within supplemental responses.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

The approved re-zoning of the site was based on development with a single family detached product in a village style development verses multi-family sturctures. The single family, village style development is not feasible without the variance requested.

Explain how these conditions are peculiar to the particular piece of property involved.

Most sites do not have flood plain through the middle of the site and bedrock issues.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

No detriment will result and in fact there is some improvement in the site's ability to hold water in heavy rain conditions. the site stormwater quality and quantity treatment system will serve to reduce the post developed flow rates as well as stabilize existing areas of erosion.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3264 Springhaven, Ave

Hapeville, GA 30349

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Stillwood Development, LLC

Address of Applicant
430 Plasters Ave NE, Suite 100, Atlanta, GA 30324-3912

Telephone of Applicant
770-228-2000

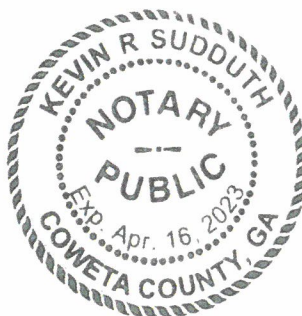

Signature of Owner

W.E. Norton
Print Name of Owner

Personally Appeared Before Me this 2ND day of MARCH, 2021.



Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

The proposed stream buffer impacts described on the exhibit Prepared by JVG Civil Engineer, Inc. sheet 'c4.1'

allow for the installation of an onsite stormwater management systems and site retaining walls for the devleopment of a proposed single family residential development. In addition, the stream buffer impacts will allow for a cut of earthen material to allow for a balance of the onsite flood plain ponding. The proposed stream buffer disturbance will occur within the City of Hapeville portion of the stream buffer only, no disturbance is proposed wihtin the state of Geoegia jurisdictional 25 foot undisturbed stream buffer. To mitigate the proposed city stream buffer impact of 3,155 SF (square feet) a compensatory area of 3,850 SF of site area is being set aside as described on sheet 'C4.1' as a natural conservation area.

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

TJZ A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

TJZ Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

TJZ The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

TJZ Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

T92 The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

T92 The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

T92 Existing and proposed grades at an interval of five (5) feet or less.

T92 The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

T92 A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

T92 The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

T92 The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

T92 The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- TJZ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- TJZ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- TJZ Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- TJZ Site area (square feet and acres).
- TJZ Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- TJZ Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- TJZ Total floor area ratio and/or residential density distribution.
- TJZ Number of parking spaces and area of paved surface for parking and circulation
- TJZ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: T.J. Ziv
 Date 3/5/21

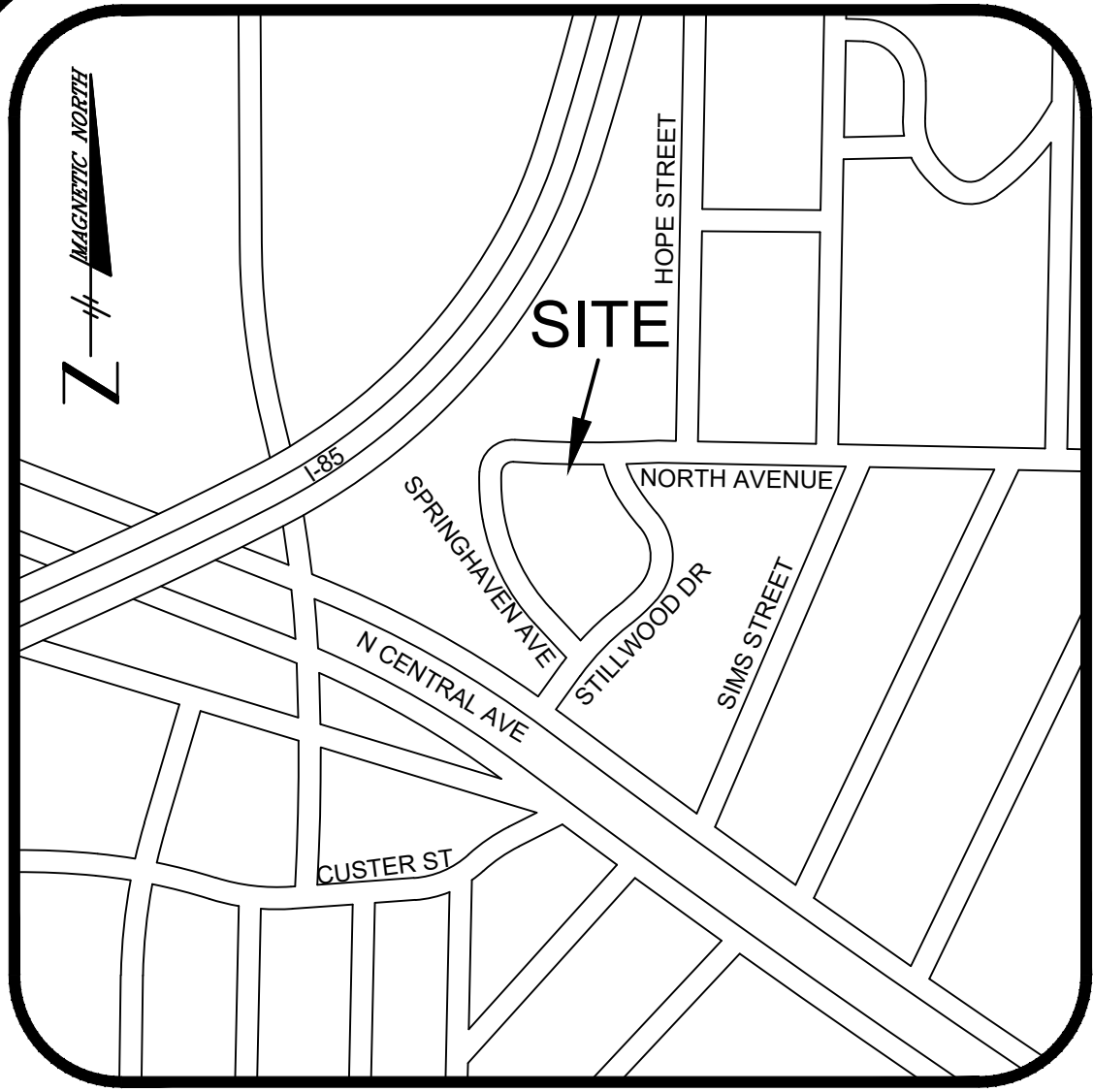
EPIC HAPEVILLE TRACT LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY) AT AN IRON PIN SET; THENCE, SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE, 335.97 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE (40 FOOT RIGHT OF WAY) ; THENCE, PROCEED ALONG THE WESTERLY RIGHT OF WAY OF STILLWOOD DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 435.80 FEET AND AN ARC LENGTH OF 186.33 FEET, SUBTENDED BY A CHORD BEARING SOUTH 30 DEGREES 41 MINUTES 51 SECONDS EAST AND A CHORD DISTANCE OF 184.92 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 56 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.68 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 127.26 FEET AND AN ARC DISTANCE OF 124.14 FEET, SUBTENDED BY A CHORD BEARING SOUTH 15 DEGREES 00 MINUTES 01 SECONDS EAST, A CHORD DISTANCE OF 119.28 FEET TO A POINT; THENCE, SOUTH 12 DEGREES 56 MINUTES 44 SECONDS WEST, 4.91 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 111.23 FEET AND AN ARC LENGTH OF 74.26 FEET, SUBTENDED BY A CHORD BEARING SOUTH 32 DEGREES 04 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 72.89 FEET TO A POINT; THENCE, SOUTH 51 DEGREES 11 MINUTES 51 SECONDS WEST, 112.57 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1052.04 FEET AND AN ARC DISTANCE OF 149.97 FEET, SUBTENDED BY A CHORD BEARING SOUTH 47 DEGREES 06 MINUTES 50 SECONDS WEST AND A CHORD DISTANCE OF 149.84 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE (40 FOOT RIGHT OF WAY); THENCE, PROCEED ALONG THE EASTERLY RIGHT OF WAY OF SPRINGHAVEN AVENUE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE HAVING A RADIUS OF 1066.50 FEET AND AN ARC DISTANCE OF 58.42 FEET, SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 18 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 58.41 FEET TO A POINT; THENCE, NORTH 41 DEGREES 43 MINUTES 51 SECONDS WEST, 63.25 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 924.47 FEET AND AN ARC DISTANCE OF 72.26 FEET, SUBTENDED BY A CHORD BEARING NORTH 39 DEGREES 29 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 72.24 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 464.80 FEET AND AN ARC DISTANCE OF 113.83 FEET, SUBTENDED BY A CHORD BEARING NORTH 30 DEGREES 14 MINUTES 13 SECONDS WEST AND A CHORD DISTANCE OF 113.54 FEET TO A POINT; THENCE, NORTH 23 DEGREES 13 MINUTES 17 SECONDS WEST, 29.43 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 708.66 FEET AND AN ARC DISTANCE OF 167.85 FEET, SUBTENDED BY A CHORD BEARING NORTH 16 DEGREES 26 MINUTES 10 SECONDS WEST AND A CHORD DISTANCE OF

167.45 FEET TO A POINT; THENCE, ALONG A CURVE HAVING A RADIUS OF 1772.49 FEET AND AN ARC DISTANCE OF 128.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 07 DEGREES 34 MINUTES 55 SECONDS WEST AND A CHORD DISTANCE OF 127.97 FEET TO AN IRON PIN SET ON THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (50 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 4.17 ACRES.



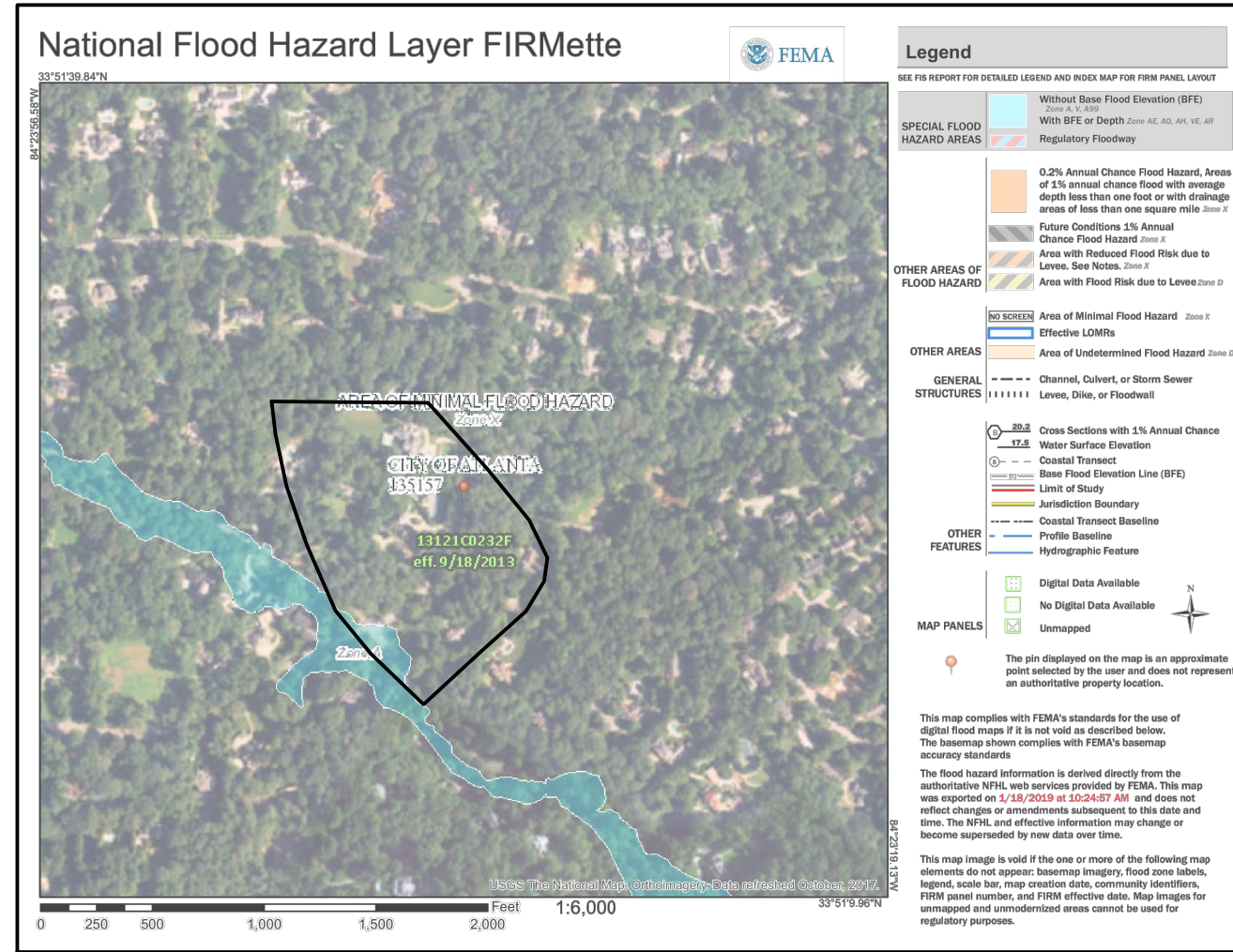
LOCATION MAP
NO SCALE

CIVIL SITE CONSTRUCTION PLANS

FOR THE

STILLWOOD FARM

3264 SPRING HAVEN AVENUE
LAND LOT 89, 14th DISTRICT
THE CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA
PARCEL ID: 14 009800090484



FLOOD MAP

STORMWATER DETENTION/TREATMENT SYSTEM NOTES:

1. PROPOSED STORMWATER DETENTION FACILITY OWNER TO PROVIDE APPROVED STORMWATER OPERATION AND MAINTENANCE AGREEMENT UPON APPROVAL OF THE PERMIT.
2. PROPERTY DEVELOPER TO PROVIDE STORMWATER SYSTEM "ASBUILT" DRAWINGS AND ENGINEER'S CERTIFICATION PRIOR TO APPROVAL OF CERTIFICATE OF OCCUPANCY.

STORMWATER DRAINAGE BASIN NOTE:

CONTRACTOR TO ENSURE ALL ONSITE STORMWATER RUNOFF BASIN PATTERNS COMPLY WITH APPROVED STORMWATER MANAGEMENT REPORT ASSOCIATED WITH PERMIT APPROVAL AND ON RECORD WITH THE CITY OF HAPEVILLE, GA.

RIGHT OF WAY UTILITY INSTALLATION NOTE:

APPROVAL OF THE EXISTING STREET PAVEMENT CUTS SHOULD BE OBTAINED FROM THE COMMUNITY SERVICES DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION

PROPERTY OWNERSHIP DESCRIPTION:

INDIVIDUAL LOTS TO BE FEE SIMPLE - INDIVIDUAL LOTS, WHICH IS THE LAND AREA UNDER THE FOUNDATION, WILL CONFORM TO THE BASIC SITE PLAN CONFIGURATION, BUT MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE SUBSTITUTED HOME PLANS. IN ADDITION TO THE LOT EACH OWNER WILL HAVE USE OF LIMITED COMMON AREA FOR SIDE YARD, DRIVEWAY, WALKS, ETC. THAT PRIMARILY SERVE AN INDIVIDUAL PROPERTY, PLUS AN INTEREST IN THE GENERAL COMMON AREAS AND AMENITIES. FEE SIMPLE PROPERTY AREAS WILL BE RECORDED AND CONVEYED THROUGH FINAL PLAT PREPARED BY PROJECT SURVEYOR OF RECORD. FINAL PLAT SHALL BE APPROVED BY THE CITY OF HAPEVILLE AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY APPROVAL FOR EACH INDIVIDUAL UNIT.

FEMA FLOOD PLAIN IMPACT STATEMENT:

SCOPE OF PROPOSED SITE IMPROVEMENTS AND DEVELOPMENT INCLUDE CHANGES TO ONSITE FEMA DESIGNATED FLOOD PLAIN. TO MITIGATE THE IMPACTS TO THE FLOODPLAIN ADDITIONAL EARTHEN CUT IS PROPOSED AS DESCRIBED ON SHEET 'C4.1' OF THESE PLANS. PROPOSED RESIDENTIAL UNITS ADJACENT TO PROPOSED FLOOD PLAIN ARE TO BE CERTIFIED BY A GEORGIA REGISTERED CIVIL ENGINEER AND/OR GEORGIA REGISTERED LAND SURVEYOR AS NOT WITHIN THE PONDING LIMITS OF THE ONSITE FLOOD PLAIN BY MEANS OF A FEMA LOMA DOCUMENT (LETTER OF MAP AMENDMENT).

SHEET INDEX

SHEET #	TITLE
C1	COVER
C1.1	PRELIM PLAT APPROVAL DOCUMENTATION
C2	ASBUILT SURVEY (BY OTHERS)
C2.1	SITE DEMOLITION PLAN
C3	SITE LAYOUT PLAN
C3.1-C3.2	SITE IMPROVEMENT PLAN DETAILS
C4	GRADING AND DRAINAGE PLAN
C4.1	FLOODPLAIN AND STREAM BUFFER EXHIBIT
C4.2	STORM LAYOUT PLAN
C4.3	SITE SURFACE EXHIBIT
S1.0, S2.0	STRUCTURAL WALL DETAILS BY OTHERS
C5	SEWER SERVICE PLAN
C5.1	WATER SERVICE PLAN
	TREE PROTECTION / PLANTING PLAN (BY OTHERS)
C7 - C7.2	EROSION, SEDIMENT, AND POLLUTION CONTROL PLAN
C7.3 -	EROSION CONTROL NOTES AND DETAILS

SITE IMPROVEMENT PLAN NOTES:

1. TOTAL SITE AREA: 4.17 ACRES
-DISTURBED AREA: 3.80 ACRES
2. SITE AND STRUCTURE CALCULATIONS:

LOT COVERAGE CALCULATIONS:

- TOTAL SITE AREA: 4.17 ACRES
- TOTAL PROPOSED POST DEVELOPED IMPERVIOUS AREA: 2.91 ACRES
- TOTAL PROPOSED POST DEVELOPED IMPERVIOUS COVERAGE: 69.8%

3. ASBUILT AND BOUNDARY SURVEY PROVIDED BY OTHERS.

4. THE SUBJECT PROPERTY IS ZONED: P-D (PLANNED UNIT DEVELOPMENT)

SETBACKS:

- MINIMUM BUILDING SEPARATION: 5 FT BETWEEN ROOF EAVES (MIN. 7 FT BETWEEN WALLS)
- MINIMUM SETBACK FROM PARKING TO PERIMETER PROPERTY LINE: 5 FEET

5. CONTRACTOR IS RESPONSIBLE FOR STAKING PROPOSED IMPROVEMENTS PER ENGINEER'S ELECTRONIC BASE FILE. BUILDING FOOTPRINT AND FOUNDATION LAYOUT TO BE BASED ON ARCHITECTURAL PLANS.

6. SUBJECT PROPERTY CONTAINS FEMA DESIGNATED FLOOD PLAIN PER FEMA FLOOD PANEL 13121C00232F DATED 9/18/2013.

7. PROPOSED STORMWATER DRAINAGE PIPE CARRYING OFFSITE FLOWS THROUGH PROJECT SITE TO HAVE 25 FOOT WIDTH DRAINAGE EASEMENT DEDICATED TO THE CITY OF HAPEVILLE PRIOR TO ISSUANCE OF BUILDING CERTIFICATES OF OCCUPANCY.

8. PROPOSED DEVELOPMENT TO BE MANAGED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION ENTITY TO BE CREATED AND IMPLEMENTED BY THE PROJECT DEVELOPER PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCIES. HOME OWNER'S ASSOCIATION TO BE SOLELY RESPONSIBLE FOR THE COST AND IMPLEMENTATION OF REQUIRED MAINTENANCE OF ALL ONSITE UTILITY AND ACCESS INFRASTRUCTURE.

9. SITE PARKING SUMMARY:

- 2 PROPOSED PARKING STALLS PER UNIT (GARAGE AND DRIVEWAY)
- 9 PROPOSED ONSITE VISITOR PARKING STALLS
- 20 PROPOSED PUBLIC RIGHT OF WAY PARALLEL PARKING STALLS
- 10. PROPOSED ONSITE SANITARY SEWER TO BE INSTALLED AT THE DEVELOPERS EXPENSES AND MAINTAINED AS PRIVATE UTILITY INSTALLATIONS. PROPOSED ONSITE WATERLINE DISTRIBUTION SYSTEM TO BE PUBLIC AND DEDICATED TO THE CITY OF HAPEVILLE.

APPROXIMATE CONSTRUCTION SCHEDULE

ACTIVITY	TIME (WEEKS)																														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
CONSTRUCTION EXIT																															
SEDIMENT BASIN (Sd4) CONSTRUCTION																															
PERIMETER EROSION CONTROL MEASURES																															
CLEARING AND DEMOLITION																															
ROUGH/MASS GRADING																															
INTERIOR EROSION CONTROL MEASURES																															
TEMPORARY GRASSING																															
BUILDING SLAB AND FOUNDATION CONST.																															
UTILITY CONNECTIONS OUTSIDE BUILDING																															
STORM SEWER IMPROVEMENTS																															
FINISH GRADING																															
PERMANENT GRASSING AND LANDSCAPING																															
MAINTENANCE OF EROSION CONTROL MEASURES																															
MAINTENANCE OF TREE PROTECTION MEASURES																															

ANTICIPATED START DATE: JUNE 1, 2021
ANTICIPATED END DATE: DECEMBER 1, 2021



CALL
BEFORE
YOU DIG!

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS
WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR
MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION
CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)

24 HOUR EROSION CONTROL CONTACT*

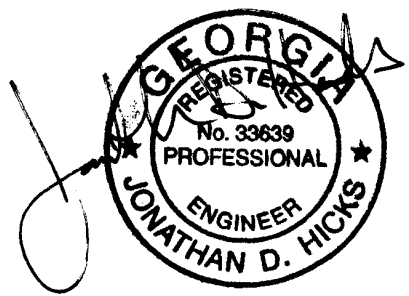
NAME: _____
GSWCC LEVEL 1A #: _____
CELL #: _____
EMAIL: _____

*CONTACT IS TO BE REPRESENTATIVE OF CONTRACTOR/PRIMARY PERMITTEE.

GSWCC
Georgia Soil and Water Conservation Commission

Jonathan D Hicks
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000010467
ISSUED: 05/27/2018 EXPIRES: 05/27/2021



ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

CIVIL SITE CONSTRUCTION PLANS

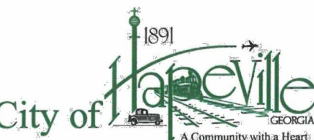
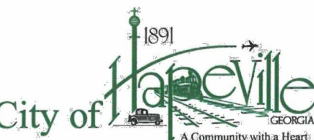
FOR
STILLWOOD FARM
LAND LOT 89, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
No.	Revision/Issue	Date

JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet	C1
Date	9/16/2019		
Scale	NA		

 City of Hapeville Department of Economic Development Division of Planning & Zoning Wednesday, April 14, 2021 Stillwood Development, LLC 430 Plasters Avenue NE, Ste. 100 Atlanta, Georgia 30324 Attn: Alex Popham RE: 3264 Springhaven Ave., Hapeville, GA 30354, Parcel ID# 14-0098-0009-048-4, Site Plan & Preliminary Plat Stillwood Development, LLC requested site plan and preliminary review for the construction of 58 single family homes at 3264 Springhaven Avenue, Parcel Identification Number 14-0098-0009-048-4. The property is zoned PD, Planned Unit Development. Dear Mr. Popham, This letter is to advise you that the City of Hapeville Planning Commission APPROVED the above request on Tuesday, April 13, 2021, subject to the conditions outlined in the City Engineer's and City Planner's reports. If you have any questions, please contact me at your convenience. Respectfully,  Adrienne Senter Planning & Economic Development Manager cc: Department of Community Services/Zoning File 3465 North Fulton Avenue • Hapeville, Georgia 30354 • (404) 669-8309 <td>  City of Hapeville CONNECTION WITH THE DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT DAT: April 5, 2021 TO: Adrienne Senter FROM: Lynn Patterson RE: Site Plan Review - 3264 Springhaven / Stillwood BACKGROUND The City of Hapeville has received a site plan application from Stillwood Development for a planned unit development to be located on 4.17 acres. The site includes 58 alley-loaded single family units fronting on the adjoining streets or common greenways, a pool, and dedicated greenways. The property is zoned P-D, Planned Unit Development. As such, site specific standards were set by the Design Review Committee at their February 2021 meeting (see below). The single family dwellings to be located on the site are subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards. REVIEW The following code sections are applicable to this application: ARTICLE 21 - P-D ZONE (PLANNED UNIT DEVELOPMENT) Sec. 93-21-1 - Intent. The purpose of this district is to provide flexibility in the development of certain types of intensive land uses, and to insure that these developments will be in harmony with the character of the area, provisions are hereby made for planned unit developments. Sec. 93-21-2 - Permitted uses. The planned unit development (P-D) district recognizes and allows mixed uses. Mixed uses that are in the same structure are permitted. P-D district uses are regulated hereinbelow and so the same are submitted and approved in a planned unit development application. No nonpermitted use shall be approved in a plan. Sec. 93-21-4 - Application procedure. Application for approval of a planned unit development shall be made with the office of the building official. The building official will forward the application to the design review committee (DRC). A preapplication conference will be scheduled with the applicant and the DRC. Upon completion of this process, a final application with plan may proceed forward. The terms "application" and "plan" are used synonymously in this article. <td>  3 Sec. 93-21-5 - Application review. (a) In reviewing the application, the DRC will establish that the following development criteria (as applicable) have been met: (1) The P-D application contains specific plans and designs including property boundaries, grading, building locations, location and size of all sewer, water and storage drainage lines, right-of-way and easements both existing and proposed, square footage of all buildings, height of all buildings, land use of all buildings, architectural style and facade treatment of buildings, location and size of all parking spaces, loading areas, driveways, walkways, curb cuts, landscaping, open space, recreational areas and facilities. (2) Existing developments will not be adversely affected by and will be protected from noise, light, odor, glare, dust and fumes. (3) Residential uses within the development will not be adversely affected by and will be protected from noise, light, odor, glare, dust and fumes. 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 4 Addressed during Design Review and with Landscaping Plan. (10) Plans shall provide landscaping to screen parking pads from pedestrian way or interior streets, esp. to screen the end of the tandem parking pads. Addressed during Design Review and with Landscaping Plan. (11) Driveways should have a minimum 1-ft landscape strip to adjacent SFH. Not shown. (12) Plans shall place the mail box inside a covered structure. Provided. (13) Plans shall provide the green space calculations on the site plans. 23% greenspace provided. Landscape plans should show all that is classified as greenspace. (14) Tree conservation plans to follow city-wide tree ordinances. See arborist report. (15) For a SFH allow the maximum height to be based on the average height of the roof from the average grade of the four-sides of the SFH. Addressed during Design Review. (16) Plans shall provide for 20-ft wide alleyway (with curb) and 26-ft wide main thoroughfare (as directed by the fire marshal) Provided. (17) Houses enfronting the pedestrian pathway should have a walkway to the path. Provided. (18) Retaining walls shall be considered as part of the character of the development and reviewed and approved by the DRC. Addressed during Design Review. <td>  5 intended to protect and promote the health, safety and welfare of the present and future inhabitants of the city. Sec. 93-23-2 - Entrance and exit points. 1. Curb breaks shall not be more than 20 feet for one way entrances, 24 feet for two way entrances or shaded driveways, or 36 feet for entrances with three lanes, unless otherwise permitted by the City of Hapeville Community Services department. Aprons may be flared up to an additional two feet on either side. The internal driveway is 20' with a 2' mountable curb on either side of the driveway per request of the fire Marshall to allow for the City's fire vehicles to access single-family dwelling on the interior of the site. The alleyway widths are compliant at 20'. 2. All sidewalk paving materials shall be confined across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear area. Other than on driveways serving single-family detached or two-family dwellings, a corresponding interior sign or painted bar on the driveway shall be provided adjacent to the sidewalk paving as it intersects the driveway which shall communicate that vehicles must stop or yield for the intervening sidewalk. Paving materials should be continued across intervening driveway. 3. In no case shall there be less than 50 feet from the closed sides of any two-driveway courtyards. Compliant. 4. Curb breaks shall be located at least 25 feet from the nearest intersection of two curbs/lines as measured along one of the curbs/lines. 5. Business establishments on contiguous lots are encouraged to consolidate entrance and exit points. Not applicable. 6. Suitable provisions, including a five-foot-wide partial buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points. Note applicable. <td>  6 Compliant. Sec. 93-23-4 - Maneuvering areas. All off-street parking and loading spaces shall be provided with adequate off-street maneuvering areas. Compliant. Sec. 93-23-6 - Reduction in area and number of parking spaces. No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces and/or off-street loading spaces be reduced except upon approval of the board of appeals, and then only after proof that, by reason of diminution in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this chapter. Not applicable. Sec. 93-23-7 - Mixed uses. In the case of mixed uses, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately as specified herein. Off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking or off-street loading space for any other use. Not applicable. Sec. 93-23-8 - Uses not specifically mentioned. In the case of a use not specifically mentioned herein, the requirements for off-street parking space and off-street loading space for a use which is so mentioned, and to which that use is most similar, shall apply. Not applicable. Sec. 93-23-9 - Issuance of certificate of occupancy. No certificate of occupancy shall be issued for any building or group of buildings unless and until all required off-street parking and loading facilities are in place and ready to use. Sec. 93-23-10 - Off-street parking requirements according to district and uses. At the time of the execution of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number <td>  7 of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval. Not applicable. Sec. 93-2-16 - Site plan review. (a) Intent and purpose. The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city. (b) Application. An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annotation. (c) Submission requirements. Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted: (1) Site and landscape plan. Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing: a. The locations, size and height of all existing and proposed structures on the site. The plans show the location of 58 single-family dwellings with a pool and pool house, greenspace, and internal greenways. b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. Three 20' asphalt driveways. Cross sections are not provided. A 4' sidewalk is shown along the perimeter of the project along all three street frontages (Springhaven, Stillwood, and North Ave). c. The locations, area, and number of proposed parking spaces. 2 parking spaces per dwelling unit are required for development. Parking spaces are either provided in attached garages or parking pads adjacent to the dwellings. Five (5) additional parking spaces have been provided near the common area/mail, 4 parallel parking spaces have been provided along the internal driveway and 20 parallel parking spaces have been provided along Springhaven. d. Existing and proposed grades at an interval of five feet or less. Compliant. </td></td></td>	 5 intended to protect and promote the health, safety and welfare of the present and future inhabitants of the city. Sec. 93-23-2 - Entrance and exit points. 1. Curb breaks shall not be more than 20 feet for one way entrances, 24 feet for two way entrances or shaded driveways, or 36 feet for entrances with three lanes, unless otherwise permitted by the City of Hapeville Community Services department. Aprons may be flared up to an additional two feet on either side. The internal driveway is 20' with a 2' mountable curb on either side of the driveway per request of the fire Marshall to allow for the City's fire vehicles to access single-family dwelling on the interior of the site. The alleyway widths are compliant at 20'. 2. All sidewalk paving materials shall be confined across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear area. Other than on driveways serving single-family detached or two-family dwellings, a corresponding interior sign or painted bar on the driveway shall be provided adjacent to the sidewalk paving as it intersects the driveway which shall communicate that vehicles must stop or yield for the intervening sidewalk. Paving materials should be continued across intervening driveway. 3. In no case shall there be less than 50 feet from the closed sides of any two-driveway courtyards. Compliant. 4. Curb breaks shall be located at least 25 feet from the nearest intersection of two curbs/lines as measured along one of the curbs/lines. 5. Business establishments on contiguous lots are encouraged to consolidate entrance and exit points. Not applicable. 6. Suitable provisions, including a five-foot-wide partial buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points. Note applicable. <td>  6 Compliant. Sec. 93-23-4 - Maneuvering areas. All off-street parking and loading spaces shall be provided with adequate off-street maneuvering areas. Compliant. Sec. 93-23-6 - Reduction in area and number of parking spaces. No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces and/or off-street loading spaces be reduced except upon approval of the board of appeals, and then only after proof that, by reason of diminution in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this chapter. Not applicable. Sec. 93-23-7 - Mixed uses. In the case of mixed uses, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately as specified herein. Off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking or off-street loading space for any other use. Not applicable. Sec. 93-23-8 - Uses not specifically mentioned. In the case of a use not specifically mentioned herein, the requirements for off-street parking space and off-street loading space for a use which is so mentioned, and to which that use is most similar, shall apply. Not applicable. Sec. 93-23-9 - Issuance of certificate of occupancy. No certificate of occupancy shall be issued for any building or group of buildings unless and until all required off-street parking and loading facilities are in place and ready to use. Sec. 93-23-10 - Off-street parking requirements according to district and uses. At the time of the execution of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number <td>  7 of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval. Not applicable. Sec. 93-2-16 - Site plan review. (a) Intent and purpose. The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city. (b) Application. An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annotation. (c) Submission requirements. Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted: (1) Site and landscape plan. Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing: a. The locations, size and height of all existing and proposed structures on the site. The plans show the location of 58 single-family dwellings with a pool and pool house, greenspace, and internal greenways. b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. Three 20' asphalt driveways. Cross sections are not provided. A 4' sidewalk is shown along the perimeter of the project along all three street frontages (Springhaven, Stillwood, and North Ave). c. The locations, area, and number of proposed parking spaces. 2 parking spaces per dwelling unit are required for development. Parking spaces are either provided in attached garages or parking pads adjacent to the dwellings. 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 8 See Arborist Report. (e) The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained. Provided. (f) The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grasses, vines, etc.). Planting in parking areas should be included, as required in section 93-23-16. Provided. (g) The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.). Provided. (h) The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Compliant. (i) The identification and location of all refuse collection facilities, including screening to be provided. Per the Community Services Director and the developer, private garbage collection will be required for the site. The layout will not accommodate the City garbage trucks. (j) Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development. See engineer's report. (k) Location and size of all signs. Minimum signage will be reviewed at a later date. (l) Site and building sections. Schematic or illustrative sections shall be drawn to scale of 1/8" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. (m) Typical elevations. Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 8' or larger) and shall include the identification of proposed exterior building materials. <td>  9 The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. (n) Project data: a. Site area (square feet and acres). The total site area is 4.17 acres or 204,732 SF. b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total impervious surface has been provided (3.33 acres/77%). Allocation by site area should be included. c. Total dwelling units and floor area distributed generally by dwelling unit type (one bedroom, two bedroom, etc.) where applicable. Total dwelling units 58 single family dwelling units. Details of units, square footage and bedroom/bathrooms should be provided. d. Floor area in nonresidential use by category. Not applicable. e. Total floor area ratio (and/or residential density distribution). Not provided. f. Number of parking spaces and area of paved surface for parking and circulation. 2 parking spaces per dwelling unit are required for development. Parking spaces are either provided in attached garages or parking pads adjacent to the dwellings. Five (5) additional parking spaces have been provided near the common area/mail, 4 parallel parking spaces have been provided along the internal driveway and 20 parallel parking spaces have been provided along Springhaven. (o) Project report. A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analysis by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development. Compliant. <td>  10 FINDINGS Staff recommends approval of the site plan with the following conditions: • Show all driveways should have a minimum 1-ft landscape strip to adjacent SFH. • Provide greenspace plan to confirm calculation. • Show typical lighting example. Additional pedestrian level lighting should be provided along internal greenways and exterior sidewalks. See Atlanta Avenue lighting as an example. • Continue paving materials across intervening driveway. • Include private garbage collection will be required for the site as the layout will not accommodate the City garbage trucks. • Provide details of units, square footage and bedroom/bathrooms. • Provide impervious surface allocation by site area type. • Provide landscaping plan for main thoroughfare - not just limited to trees. • Provide cross sections for driveways and sidewalks. • Provide dimensions to demonstrate that minimum single family dwellings have a minimum separation of 5-ft between the eaves (minimum 7-ft between the walls) • Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report. • Address any outstanding issues on the Engineer's Report. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and the signs permit applications will be reviewed separately. The following P-D requirements will be addressed during Design Review: • Single family homes (SFHs) along public right-of-way should enfront or have the appearance of enfronting the public right-of-way. • Plans shall add architectural element onto the pedestrian ways from the public right of way. • SFH plan side elevations with non-adjacent homes shall require fenestration. • Mechanical units should be screened from public right of way and interior streets. • Plans shall provide landscaping to screen parking pads from pedestrian way or interior streets, esp. to screen the end of the tandem parking pads. • For a SFH allow the maximum height to be based on the average height of the roof from the average grade of the four-sides of the SFH. • Retaining walls shall be considered as part of the character of the development and reviewed and approved by the DRC. </td></td>	 9 The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. 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PRELIMINARY PLAT DOCUMENTATION

FOR

STILLWOOD FARM

LAND LOT 98, 14TH DISTRICT

THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
No.	Revision/Issue	Date

JVG

Civil Engineering

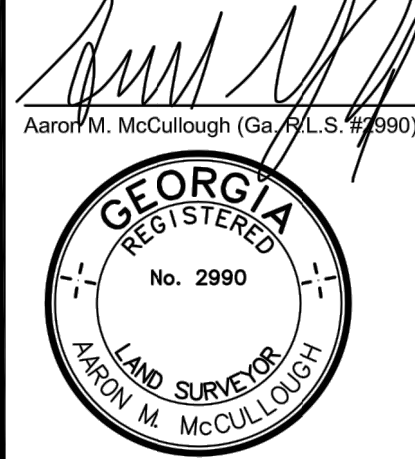
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet C1
Date	9/16/2019	
Scale	NA	

RECORDATION AREA

As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



1/6/20
DATE

IF YOU DIG
Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

LEGEND

●	----- CALCULATED POINT	⊗	----- WATER METER
○	----- IRON PIN FOUND	⊗	----- WATER VALVE
○	----- IRON PIN SET (1/2" REBAR)	⊗	----- FIRE HYDRANT
□	----- R/W MONUMENT	⊗	----- SANITARY SEWER MANHOLE
P/L	----- PROPERTY LINE	⊗	----- CLEANOUT
R/W	----- RIGHT OF WAY	⊗	----- GREASE TRAP
N/F	----- NOW OR FORMERLY	⊗	----- GAS METER
B/L	----- BUILDING LINE	⊗	----- POWER METER
OT/P	----- OPEN TOP PIPE	⊗	----- POWER BOX
⊗	----- DOUBLE WING CATCH BASIN	⊗	----- DROP INLET
⊗	----- HEADWALL	⊗	----- CORRUGATED METAL PIPE
⊗	----- JUNCTION BOX	⊗	----- REINFORCED CONCRETE PIPE
⊗	----- LIGHT POLE (1 LAMP)	⊗	----- LIGHT POLE (1 LAMP)
⊗	----- LIGHT POLE (2 LAMPS)	⊗	----- LIGHT POLE (2 LAMPS)
⊗	----- LIGHT POLE (3 LAMPS)	⊗	----- LIGHT POLE (3 LAMPS)
⊗	----- LIGHT POLE (4 LAMPS)	⊗	----- LIGHT POLE (4 LAMPS)
---	----- BOUNDARY LINE	---	----- FENCE
---	----- GAS LINE	---	----- UNDERGROUND POWER LINE
---	----- OVERHEAD POWER LINE	---	----- SANITARY SEWER LINE
---	----- STORM DRAIN LINE	---	----- WATER LINE
---	----- CONCRETE		

PREPARED BY:



BOUNDARY & TOPOGRAPHIC SURVEY FOR EPIC DEVELOPMENT

LOCATED IN LAND LOT 98
14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

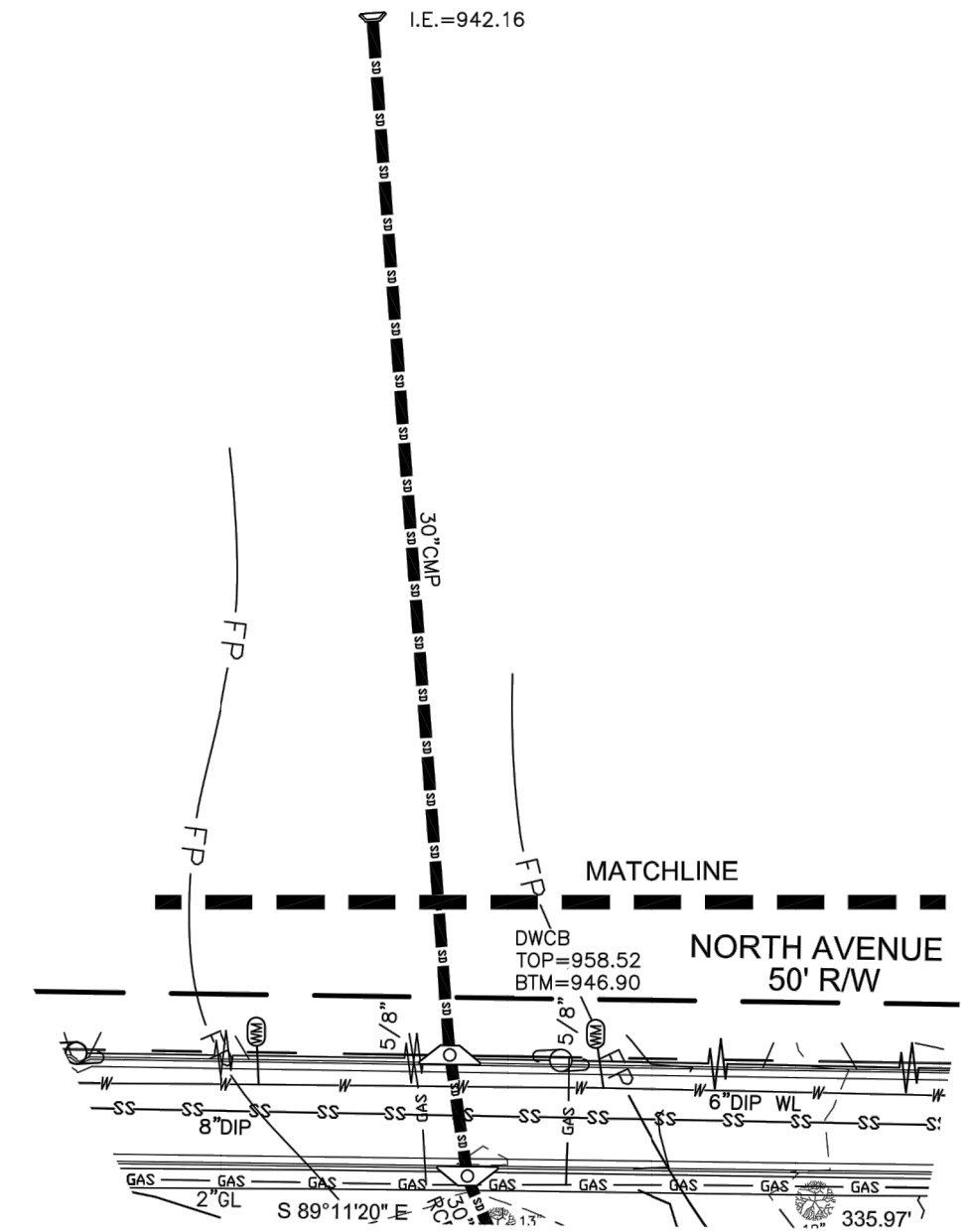
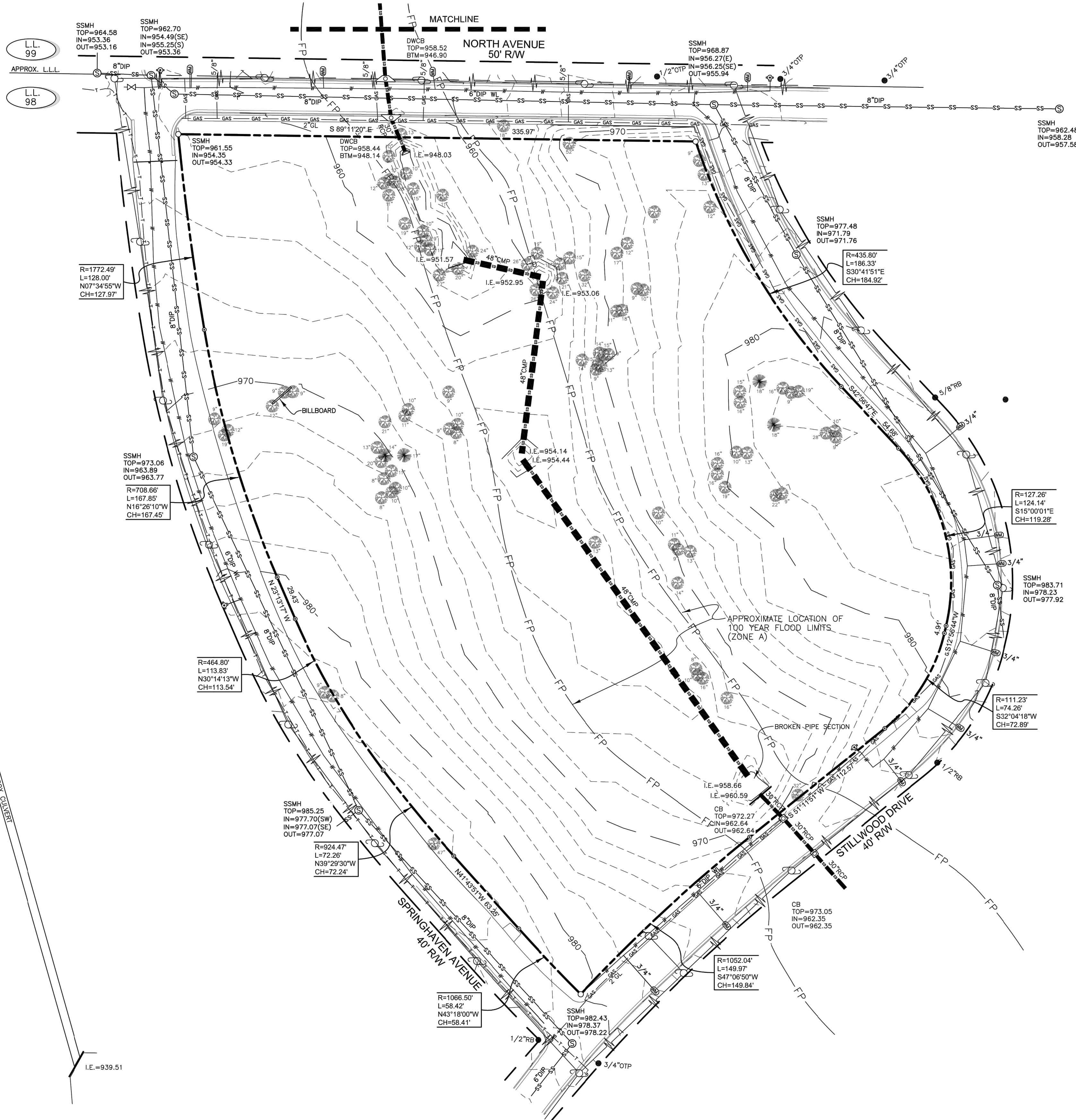
DATE: 2 JANUARY 2020

NO.	DATE	REVISION DESCRIPTION

DRAWING NO. H19225 SU

DRAWN BY: DAS
CHECKED BY: AMM
JOB NO.: H19225
SCALE: 1"=40'

THIS DRAWING IS COPYRIGHTED.
THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM.
ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.



GENERAL NOTES

- 1) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- 2) FLOOD STATEMENT: AS PER OFFICIAL FIRM MAP 13121C0366F DATED 9/18/2013 A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- 3) HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
- 4) THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- 5) DATE OF FIELD WORK: 12/20/19

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS PERFORMED USING AN CLOSED TRAVERSE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,756 FEET.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT:
TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

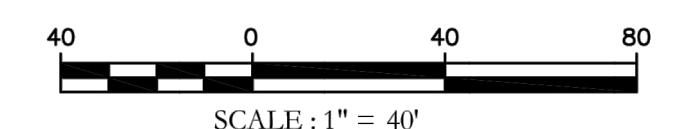
UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GEORGIA 30215
404-312-6912

UTILISURVEY, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

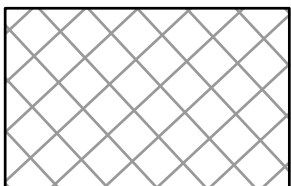
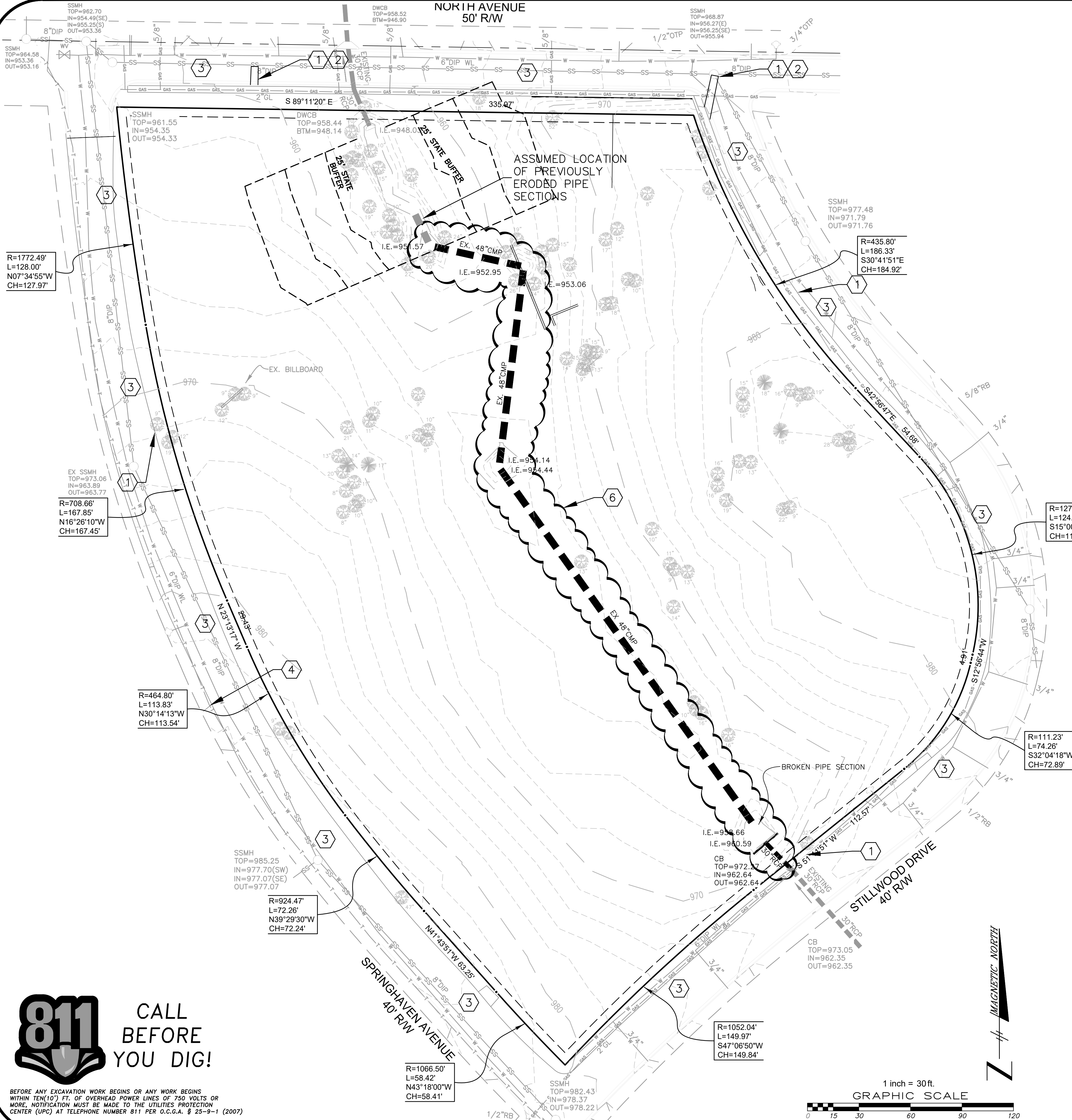
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM UTILITY OWNERS.

TRACT AREA
4.17 ACRES



P
L
A
T



CROSS HATCHED AREAS REPRESENT
— EXISTING HARDSCAPE SURFACES AND
BUILDING FOOTPRINT TO BE REMOVED

LINE LEGEND:

— TP — TP — LIMIT OF DISTURBANCE
X X — EXISTING UTILITY LINE OR RETAINING
WALL TO BE DEMOLISHED AND/OR
ABANDONED

NOTE:
SEE ADDITIONAL SHEETS FOR EROSION CONTROL NOTES,
DETAILS, AND CERTIFICATIONS.

SHEET KEYNOTES:

1. LIMITS OF HARDSCAPE DEMOLITION TO BE "SAW-CUT" TO THE FULL DEPTH OF THE PAVEMENT AND/OR WALL SUCH THAT THE EXISTING IMPROVEMENT TO REMAIN IS NOT DISTURBED DURING THE REMOVAL OF THE DEMOLISHED PAVEMENT AND/OR WALL.
2. EXISTING HARDSCAPE IMPROVEMENT TO BE DEMOLISHED AND REMOVED AS SHOWN, EXPOSED SOIL TO BE STABILIZED PER ASSOCIATED EROSION CONTROL PLAN SPECIFICATIONS.
3. ALL EXISTING ADJACENT SITE IMPROVEMENTS AND UTILITIES TO BE SAVED AND PROTECTED UNLESS OTHERWISE SPECIFIED. (TYPICAL).
4. EXISTING OVERHEAD UTILITY SERVICE POLE TO BE SAVED AND PROTECTED. (TYPICAL).
5. NOT USED.
6. EXISTING ONSITE STORMWATER CONVEYANCE SYSTEM TO BE ABANDONED AND REMOVED AS CONSTRUCTION OF PROPOSED SYSTEM ALLOWS FOR PROPER CONVEYANCE OF ONSITE AND OFFSITE STORMWATER FLOWS RECEIVED.

DEMOLITION NOTES AND SPECIFICATIONS:

1. ALL EXISTING PAVEMENT AND CURB SHALL BE REMOVED AT THE APPROPRIATE TIME, GENERAL CONTRACTOR SHALL UTILIZE SOME OF THE EXISTING PAVEMENT FOR STAGING, IF POSSIBLE, RE-USEABLE MATERIALS SHALL BE STOCKPILED AND USED ON SITE.
2. GENERAL CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, A LOCAL REGULATIONS DURING DEMOLITION PROCESS.
3. ALL DEMOLITION WORK MUST BE DONE IN ACCORDANCE WITH THE APPROVED DEMOLITION PLAN AND SPECIFICATIONS.
4. ALL EXISTING MONITORING WELLS AND DRINKING WATER WELLS SHALL BE PROPERLY ABANDONED AND CAPPED USING ACCEPTED PROCEDURES IF ENCOUNTERED DURING CONSTRUCTION.
5. IF ANY UNDERGROUND STORAGE TANKS ARE ENCOUNTERED DURING CONSTRUCTION HALT WORK IMMEDIATELY AND NOTIFY THE OWNER.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMIT AND CONDUCTING ANY NEEDED INSPECTIONS PRIOR TO DEMOLITION.
7. ALL EXISTING UTILITIES WITHIN THE FOOTPRINT OF THE PROPOSED IMPROVEMENTS MUST BE PROPERLY CAPPED, PROTECTED, OR ABANDONED AS SPECIFIED.
8. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES, IT IS TO BE USED AS A GUIDE ONLY FOR ITEMS TO BE REMOVED.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY PROVIDER COMPANIES FOR GUIDANCE PRIOR TO DISCONNECTING AND CAPPING UTILITIES.
10. THE CONTRACTOR SHALL PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
11. IF THE CONTRACTOR, IN THE COURSE OF WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED WILL BE AT THE CONTRACTOR'S RISK.
12. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, AND PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
13. NECESSARY BARRICADES, SUFFICIENT LIGHTING, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE PROJECT.



BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS
WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR
MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION
CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.C.A. § 25-9-1 (2007)



24 HOUR EROSION
CONTROL CONTACT*
NAME: _____
CELL #: _____

*CONTACT IS TO BE REPRESENTATIVE
OF CONTRACTOR/PRIMARY PERMITTEE.

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

SITE DEMOLITION PLAN

FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT

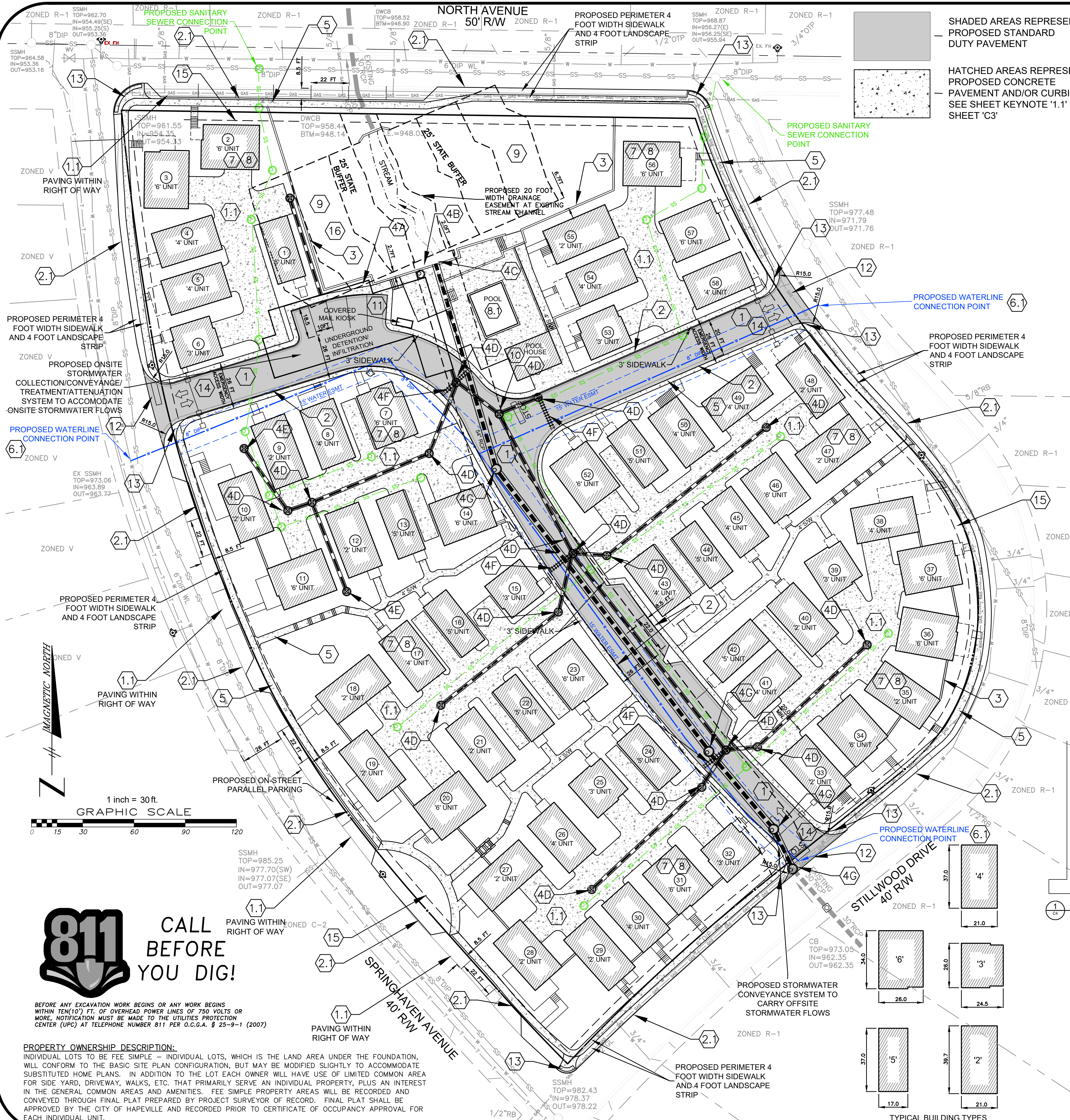
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
No.	Revision/Issue	Date

JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet
Date	9/16/2019	C2.1
Scale	1"=30'	

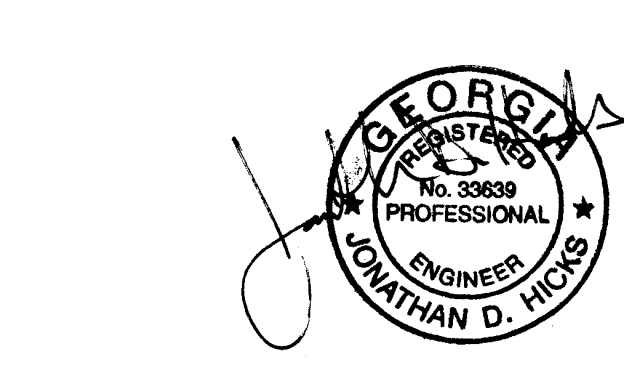
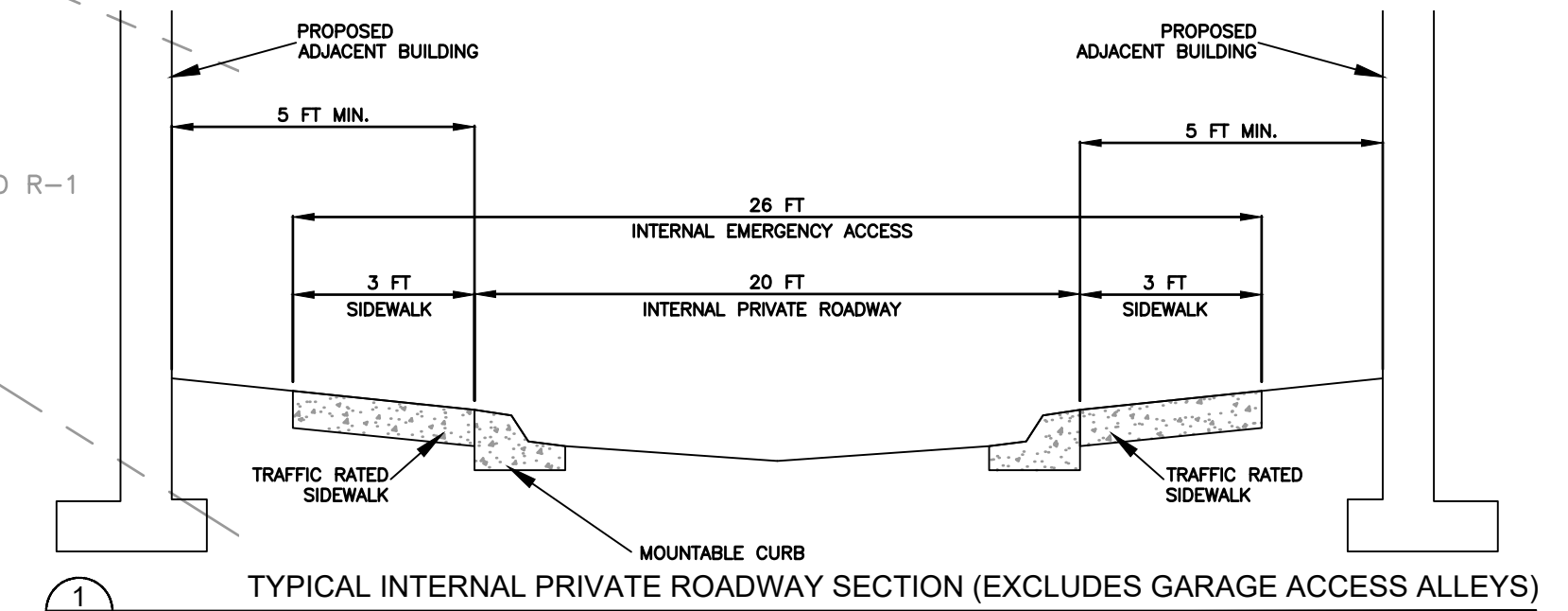


SHADED AREAS REPRESENT
PROPOSED STANDARD
DUTY PAVEMENT

HATCHED AREAS REPRESENT
PROPOSED CONCRETE
PAVEMENT AND/OR CURBING,
SEE SHEET KEYNOTE '1.1' ON
SHEET 'C3'

- SHEET KEYNOTES:**
1. PROPOSED STANDARD DUTY ASPHALT PAVEMENT, MINIMUM SECTION IS ONE AND A HALF (1.5) INCH ASPHALT SURFACE COURSE, FOUR AND ONE HALF (4.5) INCH BINDER COURSE, AND FOUR (4) INCHES COMPACTED STONE BASE COURSE. SUBGRADE TO BE COMPACTED TO 98% STANDARD PROCTOR AT OPTIMAL MOISTURE AS DEFINED BY A STATE REGISTERED GEOTECHNICAL ENGINEER.
 - 1.1 PROPOSED CONCRETE ALLEY PAVEMENT. CONCRETE TO BE 5 INCH DEPTH 3,000PSI MINIMUM STRENGTH PLACED ON SUBGRADE TO BE COMPACTED TO 98% STANDARD PROCTOR AT OPTIMAL MOISTURE AS DEFINED BY A STATE REGISTERED GEOTECHNICAL ENGINEER.
 - 2.1 PROPOSED GEORGIA DEPARTMENT OF TRANSPORTATION CONCRETE HEADER CURB (TYPE '2' 6" HEIGHT CONCRETE HEADER CURB PER DETAIL 9032B) TO REPLACE EXISTING (EXPOSED AND BURIED) CURBING. PROPOSED CURBING TO BE INSTALLED WITHIN FOOTPRINT OF EXISTING CURBING EXCEPT WHERE PROPOSED PARALLEL PARKING IS LOCATED. ADJACENT ASPHALT PAVEMENT TO BE SAW CUT CLEAN AT FACE OF PROPOSED CURBING.
 3. PROPOSED CONCRETE SITE RETAINING WALL PER PROJECT STRUCTURAL ENGINEER'S APPROVED DESIGN AND SPECIFICATIONS. ALL SITE RETAINING WALLS WHICH CREATE A VERTICAL DROP OF 30 INCHES OR GREATER TO BE PROTECTED WITH THE INSTALLATION OF AN INTERNATIONAL BUILDING CODE COMPLIANT HAND/GUARD RAIL PER DETAIL '1/C3.2'. (OR APPROVED EQUIVALENT)
 4. PROPOSED STORMWATER CONVEYANCE SYSTEM, SEE PIPE PROFILES ON SHEET 'C3.1' AND ADDITIONAL INFORMATION ON SHEET '4.2'. ALL ON-SITE PIPE TO BE INSTALLED AND BED PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD '10300'.
 - 4A. PROPOSED CONCRETE VAULT UNDERGROUND INFILTRATION AND DETENTION SYSTEM. SEE STRUCTURAL AND SHOP DRAWING DETAILS BY OTHERS. ENTIRE SYSTEM TO BE BACKFILLED WITH ASTM #57 STONE OR CLEAN WASHED GRADED RECYCLED CONCRETE AGGREGATE EQUIVALENT. SEE DETAIL '2/C3.1'.
 - 4B. PROPOSED STORMWATER DETENTION SYSTEM OUTLET CONTROL STRUCTURE, SEE DETAIL '1/C3.1'.
 - 4C. PROPOSED STORM PIPE DISCHARGE/TERMINATION AT PRECAST CONCRETE HEADWALL PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD 1001B.
 - 4D. PROPOSED 48" INNER DIAMETER TRAFFIC RATED 24" X 24" STORMWATER DROP INLET STRUCTURE PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD 1011A.
 - 4E. PROPOSED 48" INNER DIAMETER PEDESTAL TOP INLET PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD 1011A.
 - 4F. PROPOSED 12" INTERIOR CLEAR WITH TRENCH DRAIN WITH TRAFFIC RATED METAL GRATE INLET.
 - 4G. PROPOSED 60" INNER DIAMETER JUNCTION BOX WITH 24" MANHOLE LID ACCESS PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD 1011A.
 5. PROPOSED CONCRETE SIDEWALK AND/OR PAD PER THE CITY HAPEVILLE STANDARDS AND DETAILS.
 6. PROPOSED PRIVATE SANITARY SEWER SYSTEM, SEE ADDITIONAL INFORMATION ON SHEET '5'.
 - 6.1 PROPOSED PUBLIC WATER SYSTEM TO SERVE INTERIOR UNITS. WATER SYSTEM TO HAVE 15 FOOT WIDTH DEDICATED UTILITY EASEMENT. SEE SHEET 'C3.1' FOR ADDITIONAL INFORMATION.
 7. PROPOSED STAIR AND ASSOCIATED WALL PER ARCHITECT'S DETAIL AND SPECIFICATIONS. SEE FINAL BUILDING PLAN APPROVAL PACKAGE PREPARED BY PROJECT ARCHITECT. (TYPICAL)
 8. BUILDING LAYOUT AND FOOTPRINT SHOWN IS PRELIMINARY AND FOR UTILITY/INFRASTRUCTURE IMPROVEMENTS ONLY. SEE APPROVED BUILDING PERMIT PLANS PREPARED BY PROJECT ARCHITECT FOR FINAL BUILDING LAYOUT AND ACCESS CONFIGURATION. BUILDING STRUCTURAL DESIGNER TO PROVIDE FOUNDATION DESIGN WHICH ACCOUNTS FOR PROPOSED UTILITY LOCATIONS AND ALLOWS FOR UTILITY SERVICE MAINTENANCE AND REMOVAL WITHOUT ENDANGERING STABILITY OF PROPOSED BUILDINGS. (TYPICAL)
 - 8.1 SWIMMING POOL LAYOUT AND FOOTPRINT SHOWN IS PRELIMINARY AND FOR UTILITY/INFRASTRUCTURE IMPROVEMENTS ONLY. SEE APPROVED POOL PERMIT PLANS PREPARED BY PROJECT POOL DESIGNER FOR FINAL LAYOUT AND ACCESS CONFIGURATION.
 9. PROPOSED FLOOD PLAIN CUT/FILL BALANCE SPECIFICATIONS AND STREAM BUFFER COMPENSATION/AVERAGING FURTHER DESCRIBED ON SHEET 'C4.1'.
 10. PROPOSED POOL HOUSE (COMMON) TO BE SPECIFIED BY PROJECT ARCHITECT.
 11. PROPOSED ADA ACCESSIBLE PARKING STALLS, SEE DETAIL '7/C4.1'.
 12. PROPOSED DRIVEWAY APRON WITH 36" MUTCD STOP SIGN AND ASSOCIATED 24" WIDE STRIPED STOP BAR.
 13. PROPOSED GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SIDEWALK RAMP WITH ASSOCIATED HATCH WALK WAY STRIPING. ALL STRIPING TO BE THERMOPLASTIC. DETECTABLE WARNING STRIP PER GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS REQUIRED AT ALL ROADWAY CROSSINGS.
 14. PROPOSED ACCESS CONTROL GATE, SYSTEM TO BE REVIEWED AND APPROVED BY THE CITY OF HAPEVILLE FIRE DEPARTMENT PRIOR TO INSTALLATION UNDER SEPARATE PERMIT. SYSTEM TO PROVIDE EMERGENCY ACCESS THROUGH KNOX BOX AND ADDITIONAL MEANS AS REQUIRED.
 15. PROPOSED 5 FOOT WIDTH RIGHT OF RESERVATION FOR THE IMPROVEMENT OF PUBLIC ROADWAY AND UTILITY INSTALLATIONS. 5 FOOT RIGHT OF WAY TO BE DEDICATED TO THE CITY OF HAPEVILLE UPON REQUEST.
 16. PROPOSED FLOOD PLAIN MITIGATION CUT AREA TO BE STABILIZED PER THE GEORGIA STORMWATER MANAGEMENT MANUAL "VEGETATED FILTER STRIP" REQUIREMENTS. NO OUTSIDE CONTRIBUTING FLOWS ARE PROPOSED TO BE RECEIVED BY THE VEGETATED FILTER STRIP AREA. FILTER STRIP TO BE STABILIZED WITH APPROPRIATE VEGETATION PER APPENDIX 'D' OF THE GEORGIA STORMWATER MANAGEMENT MANUAL.

- SITE NOTES AND SPECIFICATIONS:**
1. ASBUILT AND BOUNDARY SURVEY PROVIDED BY OTHERS.
 2. ALL INTERIOR PROPOSED CURBING IS TO BE MOUNTABLE AND CONSTRUCTED PER DETAIL 9032B "RAISED EDGE WITH CONCRETE GUTTER" SUB-DETAIL.
 3. SEE DEMOLITION PLAN FOR EXISTING SITE FEATURES TO BE REMOVED OR PROPERLY ABANDONED.
 4. THE SCOPE OF THE PROPOSED IMPROVEMENTS INCLUDES THE CONSTRUCTION OF NEW SINGLE FAMILY RESIDENTIAL TOWNHOME UNITS WITH ASSOCIATED SITE IMPROVEMENTS.
 5. PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED PER THE CITY HAPEVILLE STANDARDS AND SPECIFICATIONS.
 6. LIMITS OF ALL NEW PAVEMENT TO MATCH EXISTING.
 7. ALL PROPOSED "STOP BARS" ARE TO BE ACCOMPANIED BY A MUTCD STANDARD STOP SIGN. CONTRACTOR IS RESPONSIBLE FOR STAKING PROPOSED IMPROVEMENTS BASED ON ENGINEER'S ELECTRONIC BASE FILE.
 9. PROPOSED BUILDING LAYOUT AND CONSTRUCTION TO BE BASED ON APPROVED ARCHITECTURAL PLANS, LAYOUT OF BUILDING FOUNDATION TO BE TAKEN FROM APPROVED ARCHITECTURAL DRAWINGS.
 10. ELECTRICAL POWER SERVICE NOTE:
ALL ELECTRICAL POWER SERVICE TO BE DESIGNED AND INSTALLED ACCORDING TO GEORGIA POWER ENGINEERING OFFICE REQUIREMENTS. ALL PROPOSED POWER SERVICE TO BE UNDERGROUND.



24 HOUR EROSION CONTROL CONTACT*

NAME: _____

CELL #: _____

*CONTACT IS TO BE REPRESENTATIVE OF CONTRACTOR/PRIMARY PERMITEE.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Jonathan D Hicks
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000010467
ISSUED: 05/27/2018 EXPIRES: 05/27/2021

ENGINEER CONTACT:

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1309 ARNOLD AVENUE, NE
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SITE LAYOUT PLAN
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

No.	Revision/Issue	Date
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DEVELOPER:
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CONTACT:
ALEX POPHAM
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Project	Sheet
190916	C3
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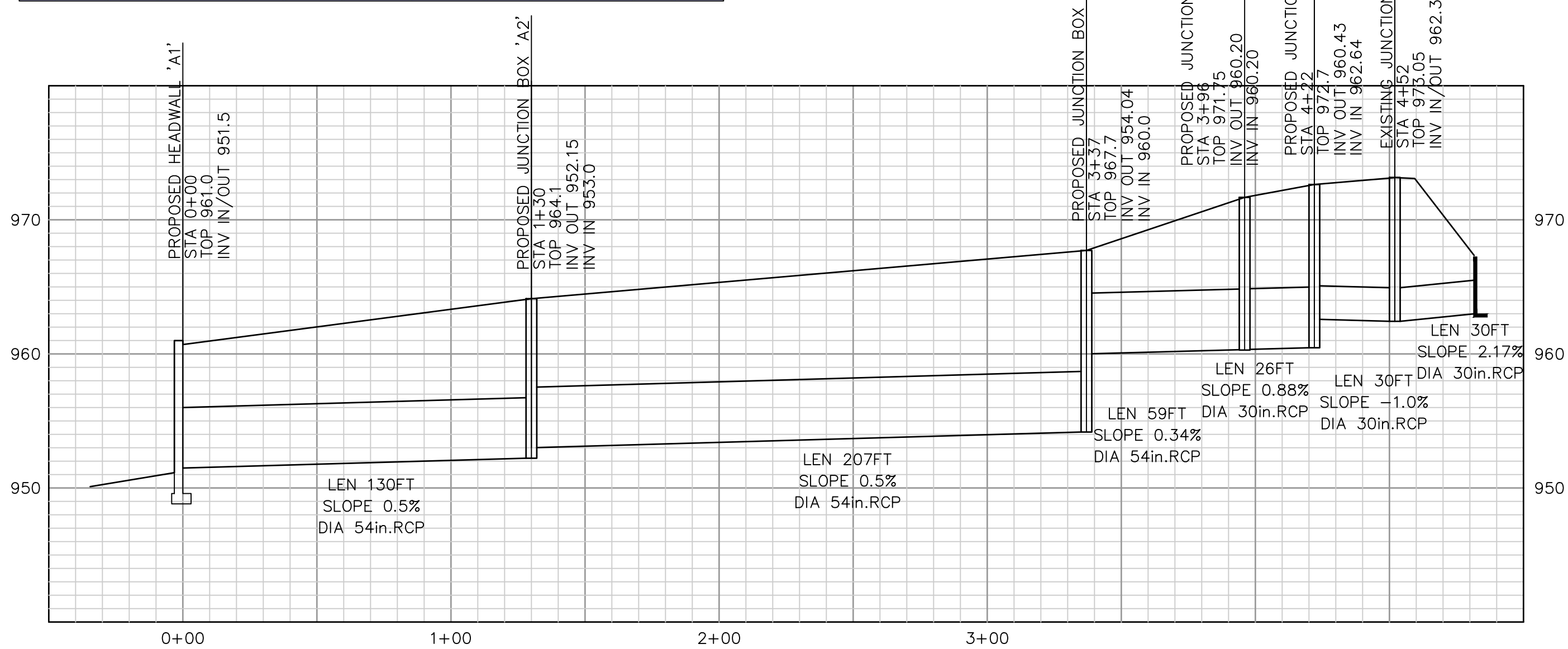
CALL BEFORE YOU DIG!

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)

PROPERTY OWNERSHIP DESCRIPTION:
INDIVIDUAL LOTS TO BE FEE SIMPLE - INDIVIDUAL LOTS, WHICH IS THE LAND AREA UNDER THE FOUNDATION, WILL CONFORM TO THE BASIC SITE PLAN CONFIGURATION, BUT MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE SUBSTITUTED HOME PLANS. IN ADDITION TO THE LOT EACH OWNER WILL HAVE USE OF LIMITED COMMON AREA FOR SIDE YARD, DRIVEWAY, WALKS, ETC. THAT PRIMARILY SERVE AN INDIVIDUAL PROPERTY. PLUS AN INTEREST IN THE GENERAL COMMON AREAS AND AMENITIES. FEE SIMPLE PROPERTY AREAS WILL BE RECORDED AND CONVEYED THROUGH FINAL PLAT PREPARED BY PROJECT SURVEYOR OF RECORD. FINAL PLAT SHALL BE APPROVED BY THE CITY OF HAPEVILLE AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY APPROVAL FOR EACH INDIVIDUAL UNIT.

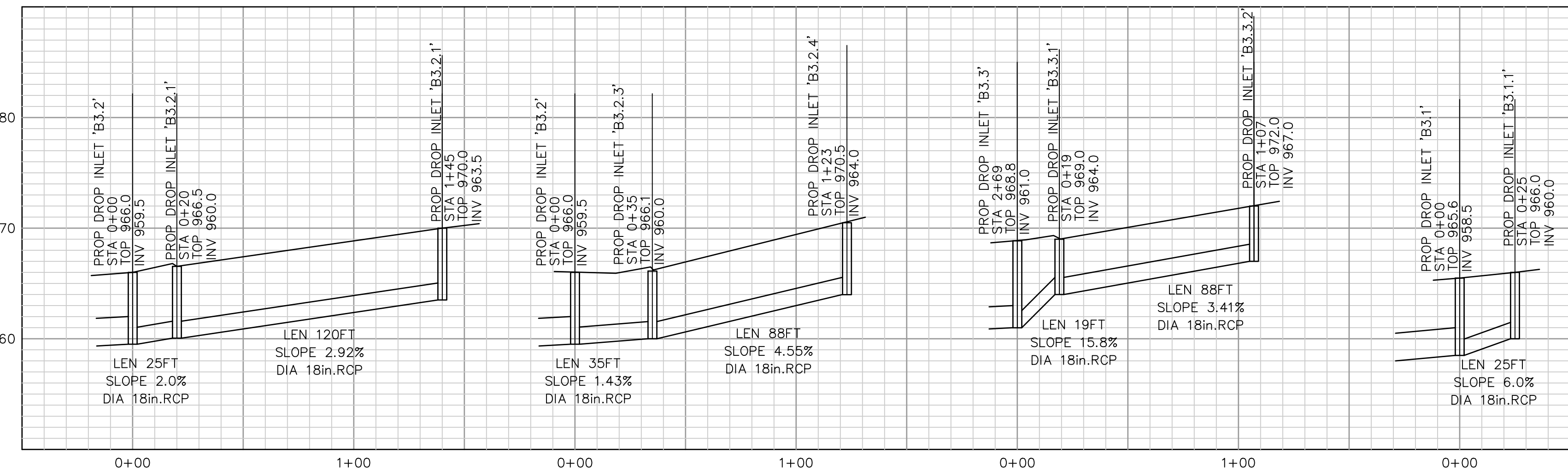
OFFSITE CONVEYANCE PIPE 100 YEAR FLOW SUMMARY:

Line No.	Line ID	Flow Rate (cfs)	Line Size (Rise x Span) (in)	Line Type	Line Length (ft)	Invert Elev. Down (ft)	Invert Elev. Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor Loss (ft)	HGL Junct (ft)
1	A2-A1	140.00	54	Cr	130.000	951.50	952.15	0.50	956.00	956.94	0.18	956.83
2	A3-A2	140.00	54	Cr	207.000	953.00	954.04	0.50	956.83	957.77	0.23	958.00
3	A3.1-A3	140.00	54	Cr	59.000	960.20	960.20	0.34	964.50	964.84	0.18	964.98
4	A4-A3.1	140.00	30	Cr	26.000	960.20	960.43	0.88	964.98	968.02	1.90	969.91
5	A5-A4	140.00	30	Cr	30.000	962.64	962.34	-1.00	969.91	973.41	1.90	975.31
6	A6-A5	140.00	30	Cr	30.000	962.34	963.00	2.20	975.31	978.81	12.65	991.46



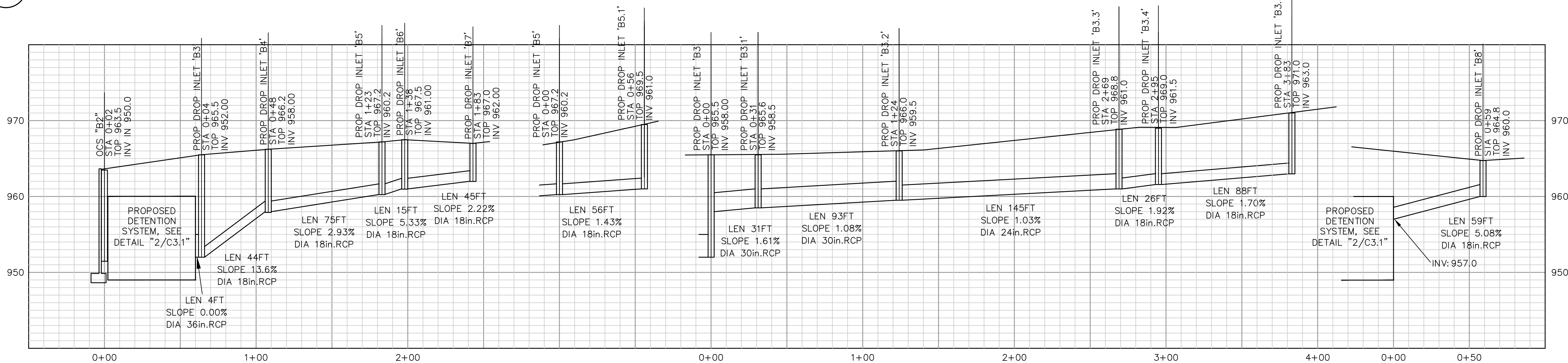
STORMWATER DRAIN PROFILE

SCALE: HORZ: 1"=40'; VERT. 1"=10'



STORMWATER DRAIN PROFILE

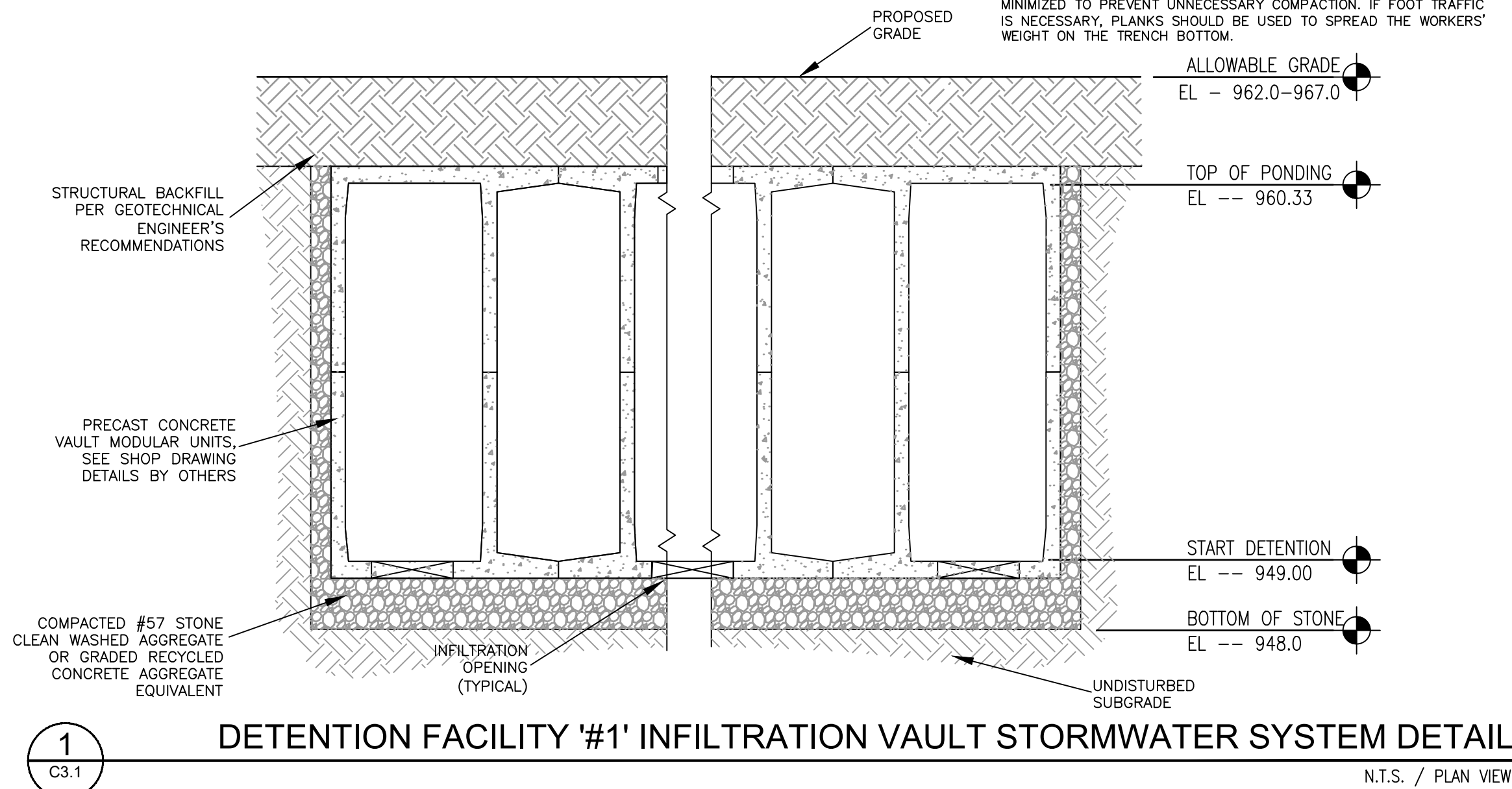
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STORMWATER DRAIN PROFILE

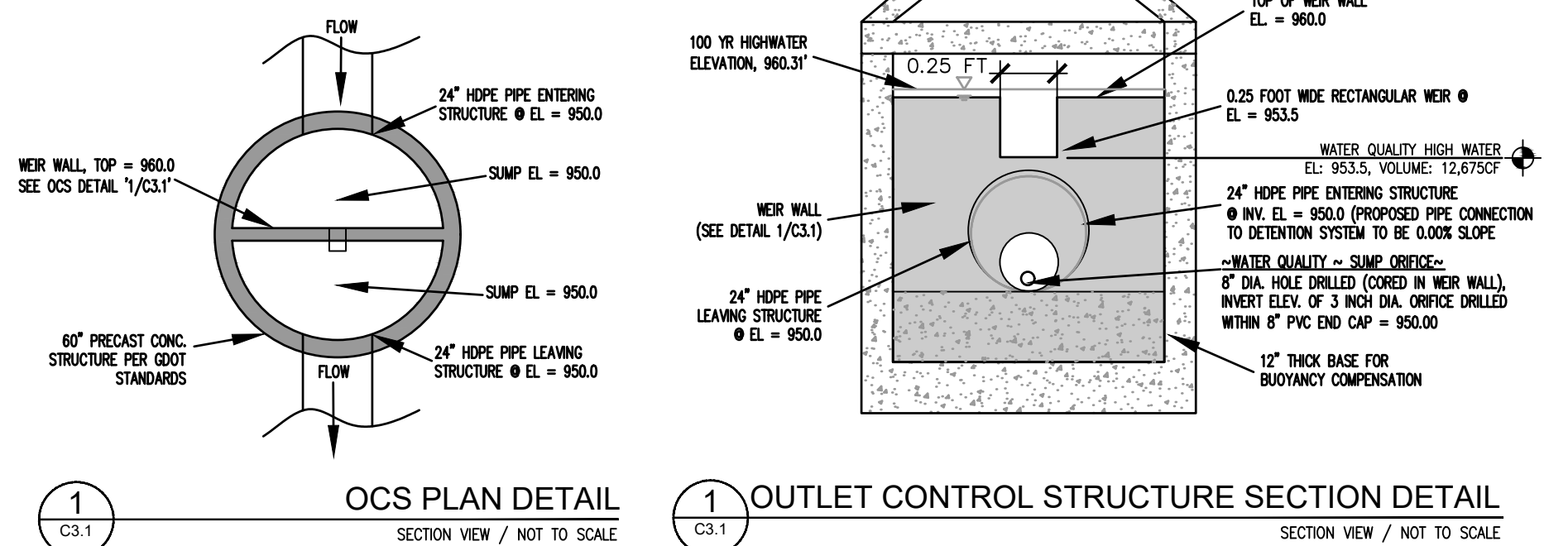
SCALE: HORZ: 1"=40'; VERT. 1"=10'

- TRENCH EXCAVATION AND PREPARATION REQUIREMENTS:
1. RAKE THE BOTTOM AND SIDES OF THE TRENCH TO A DEPTH OF 1 INCH TO OPEN UP THE SOIL FOR WATER SEEPAGE. THIS CAN BE PERFORMED BY HAND USING A GARDEN RAKE. IT IS CRITICAL THAT THE TEETH OF THE RAKE PENETRATE WELL INTO THE SURFACE AND BREAKUP ANY SHEARING OF CLAYS. IF A BACKHOE IS USED, RAKING CAN BE DONE BY ATTACHING FABRICATED RAKER TEETH TO EACH SIDE OF THE BUCKET. KEEP THE BACKHOE BUCKET PERPENDICULAR TO THE TRENCH BOTTOM TO MINIMIZE COMPACTION.
 2. FOOT TRAFFIC ON THE EXCAVATED TRENCH BOTTOM SHOULD BE MINIMIZED TO PREVENT UNNECESSARY COMPACTION. IF FOOT TRAFFIC IS NECESSARY, PLANKS SHOULD BE USED TO SPREAD THE WORKERS' WEIGHT ON THE TRENCH BOTTOM.



DETENTION FACILITY '1' INFILTRATION VAULT STORMWATER SYSTEM DETAIL

N.T.S. / PLAN VIEW



OCS PLAN DETAIL

SECTION VIEW / NOT TO SCALE

OUTLET CONTROL STRUCTURE SECTION DETAIL

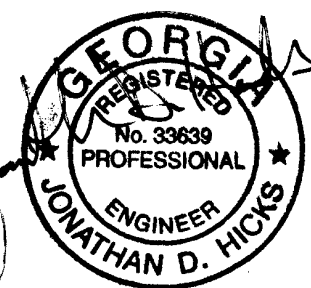
SECTION VIEW / NOT TO SCALE

SITE CONSTRUCTION DETAILS

FOR STILLWOOD FARM

LAND LOT 98, 14TH DISTRICT

THE CITY OF HAPEVILLE, FULTON COUNTY, GA



No.	Revision/Issue	Date
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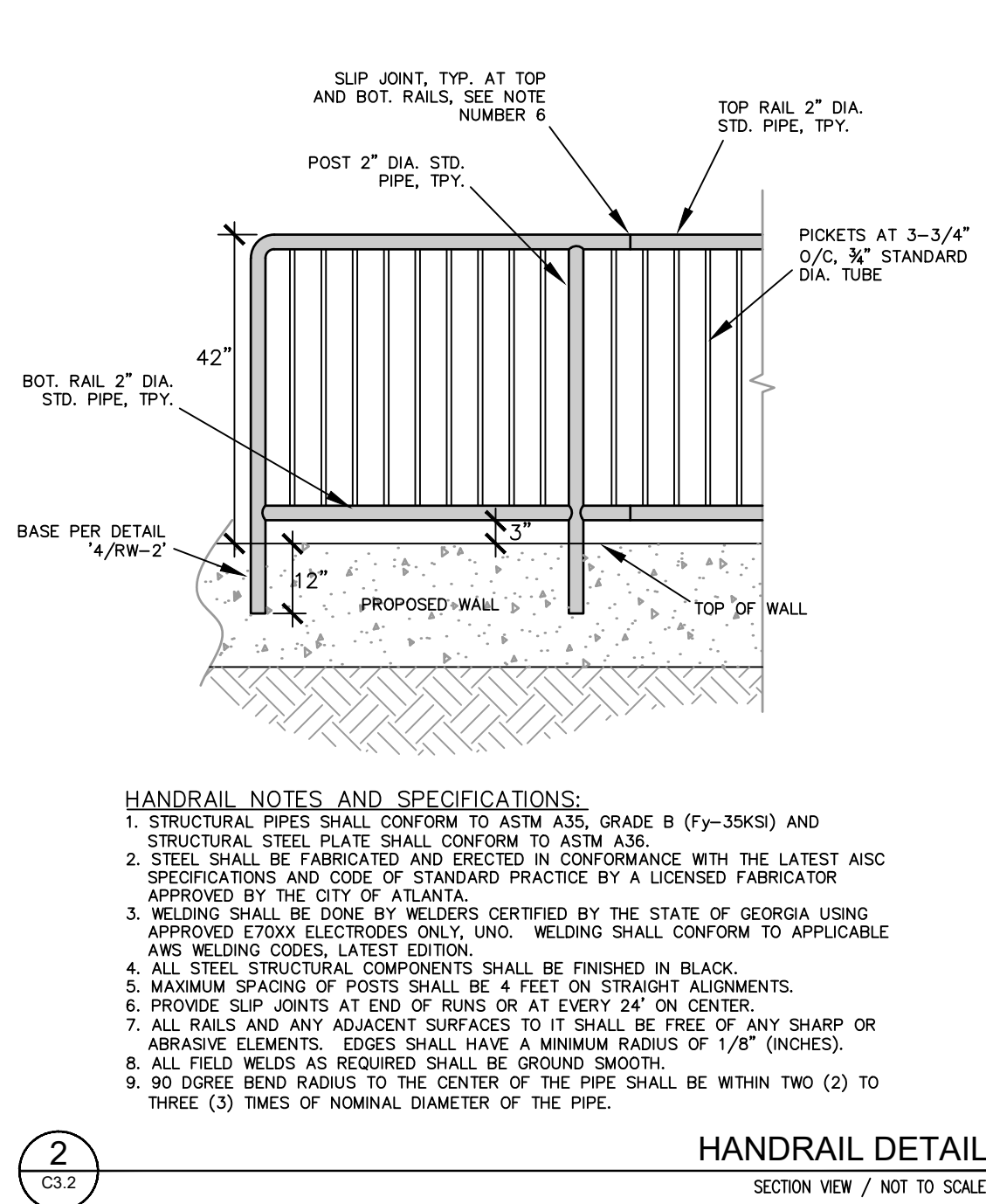
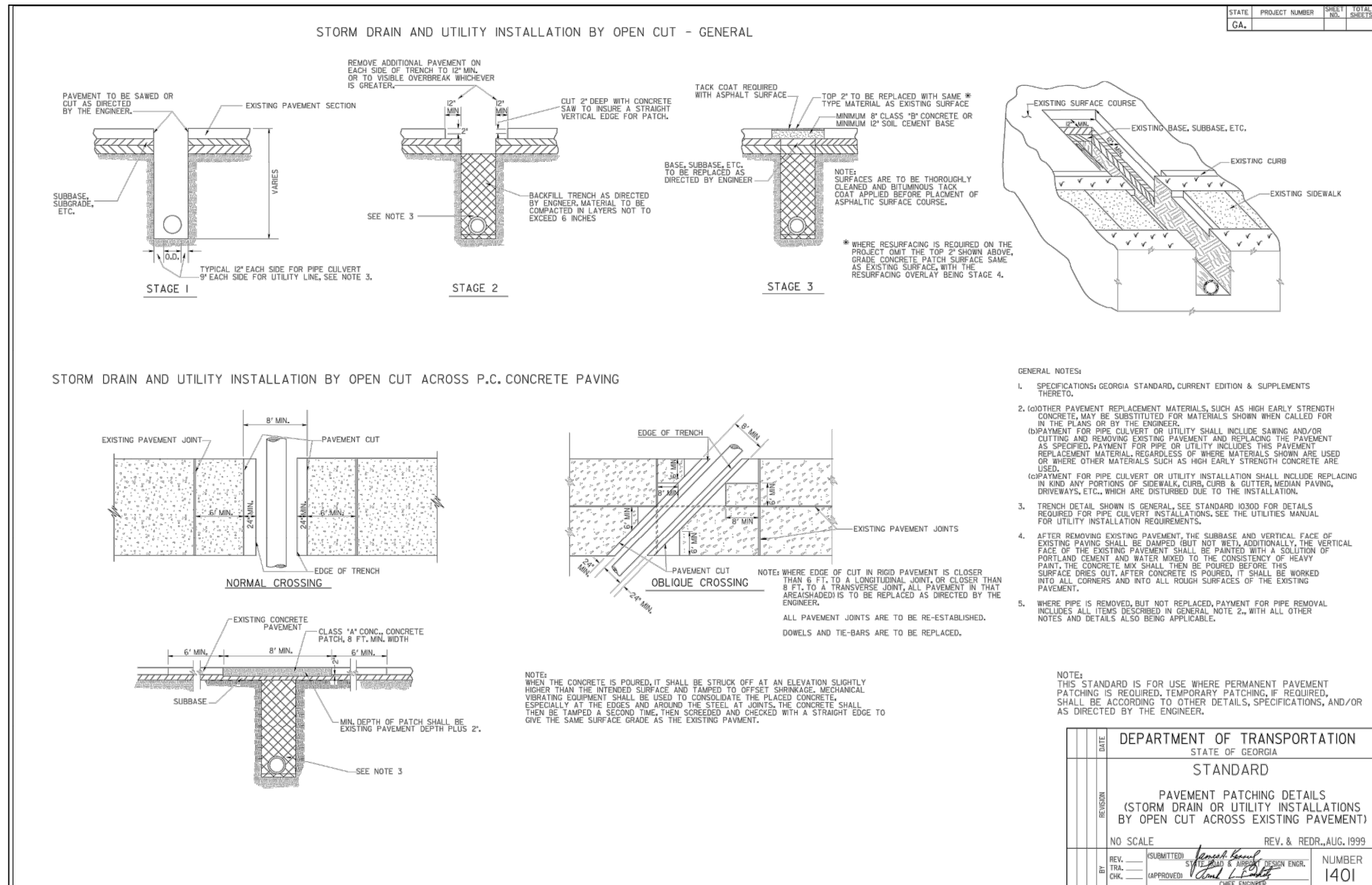
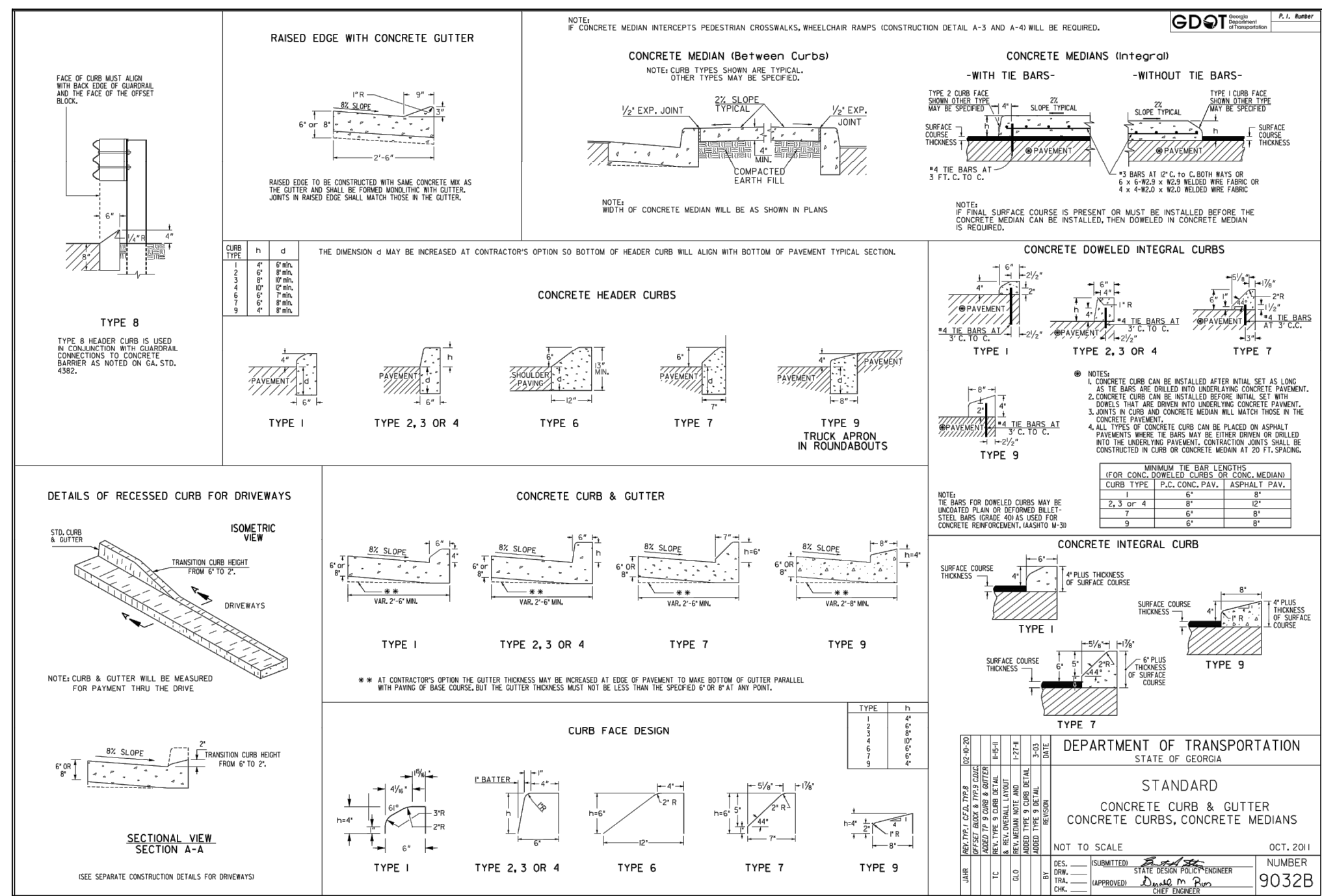
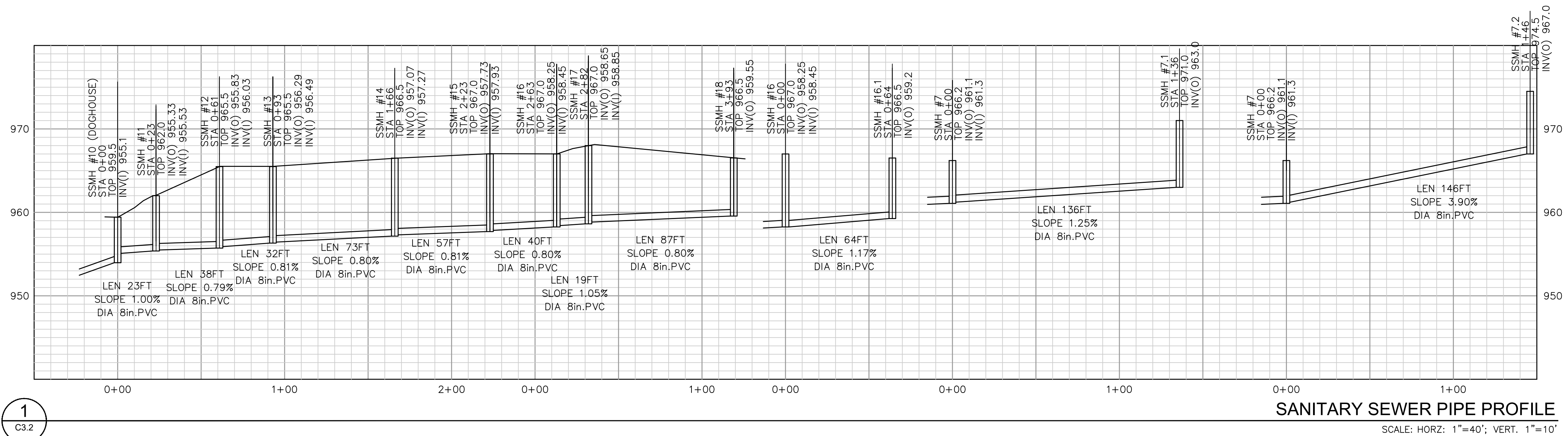
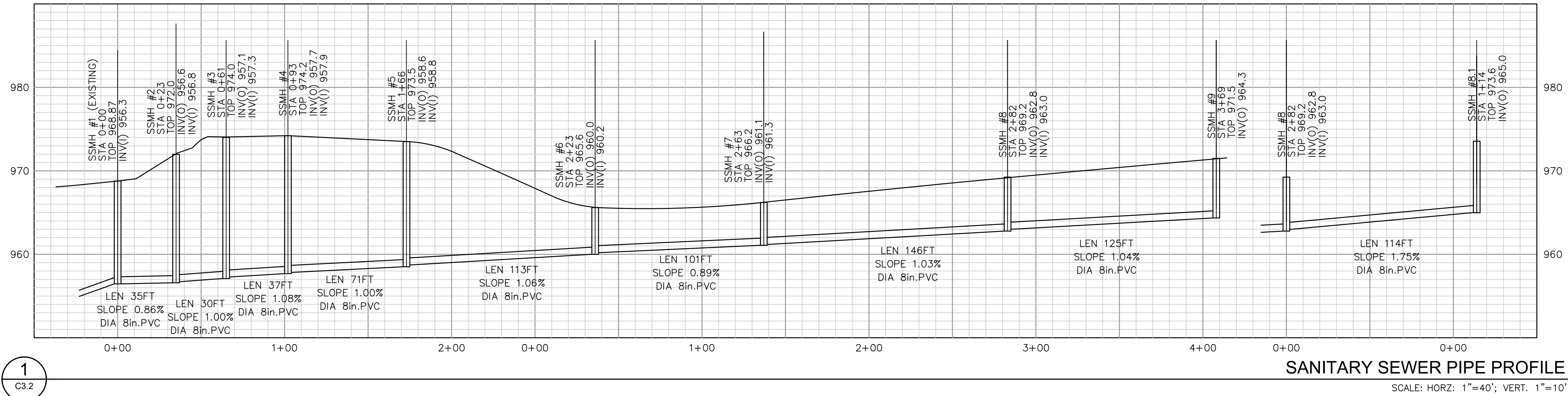
JVG
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1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet	
Date	9/16/2019		
Scale	NA		

C3.1



SITE CONSTRUCTION DETAILS FOR **STILLWOOD FARM** LAND LOT 98, 14TH DISTRICT THE CITY OF HAPEVILLE, FULTON COUNTY, GA

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Project	190916	Sheet	
Date	9/16/2019		
Scale	NA		

C3.2

1. GENERAL

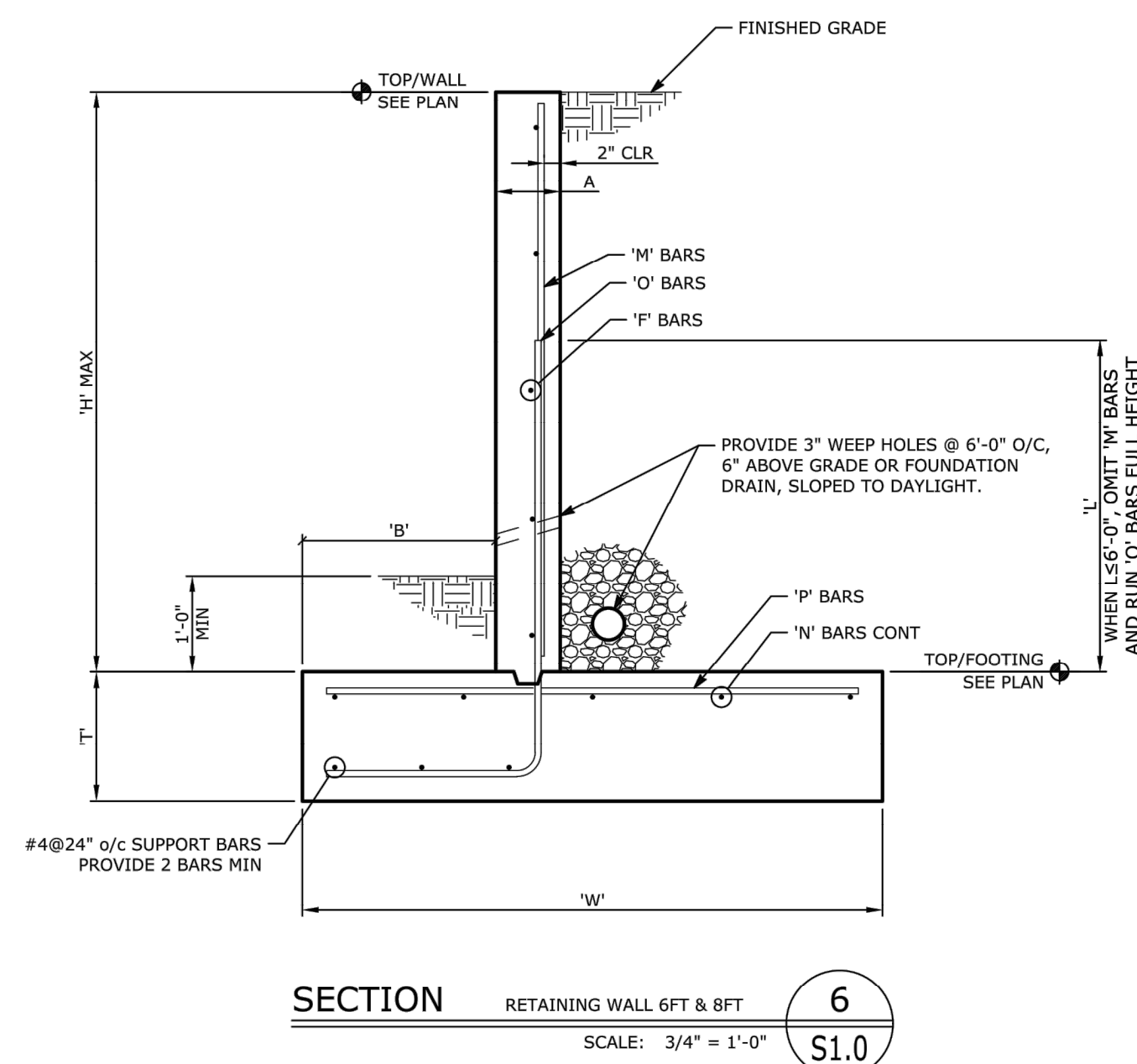
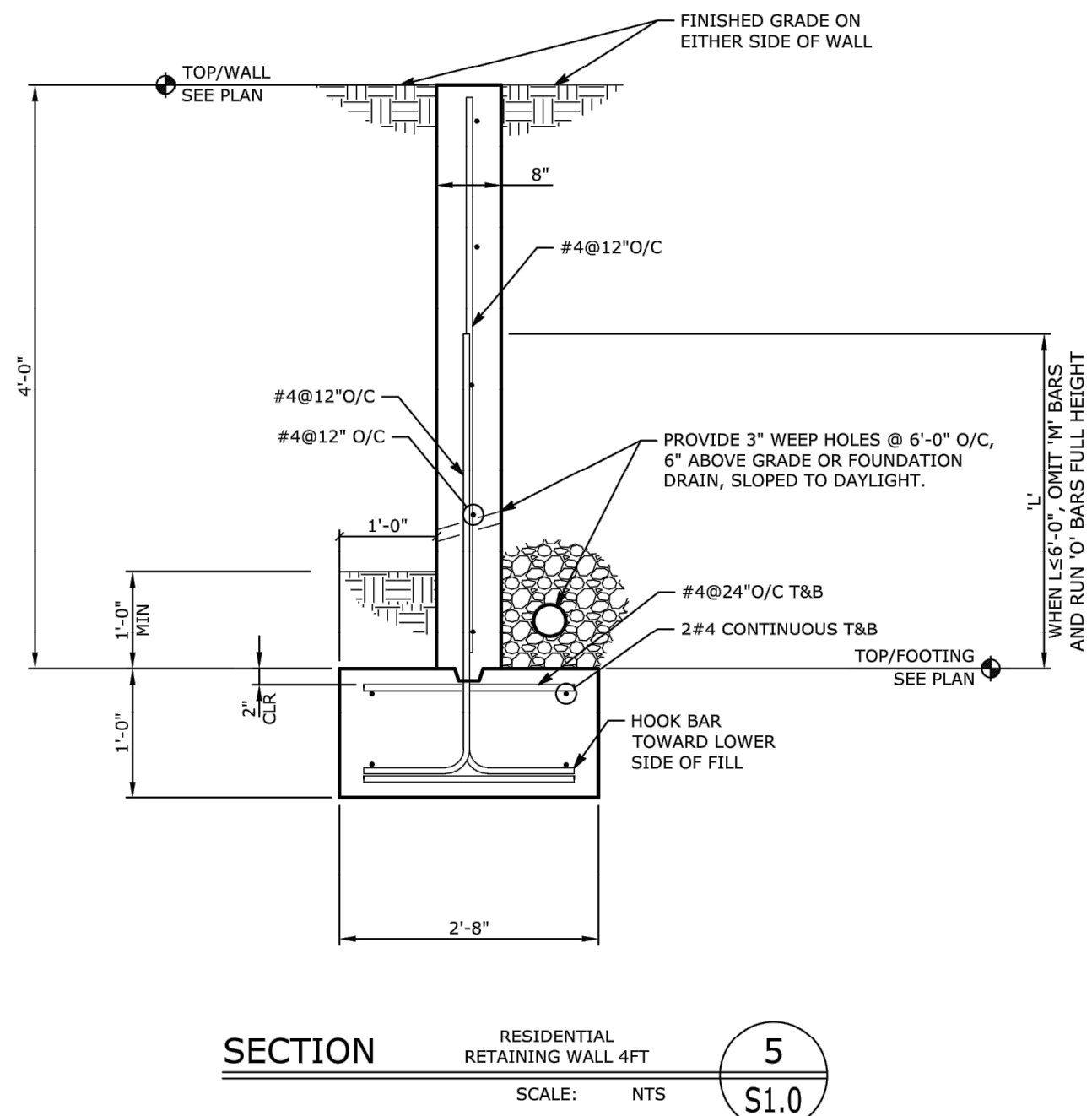
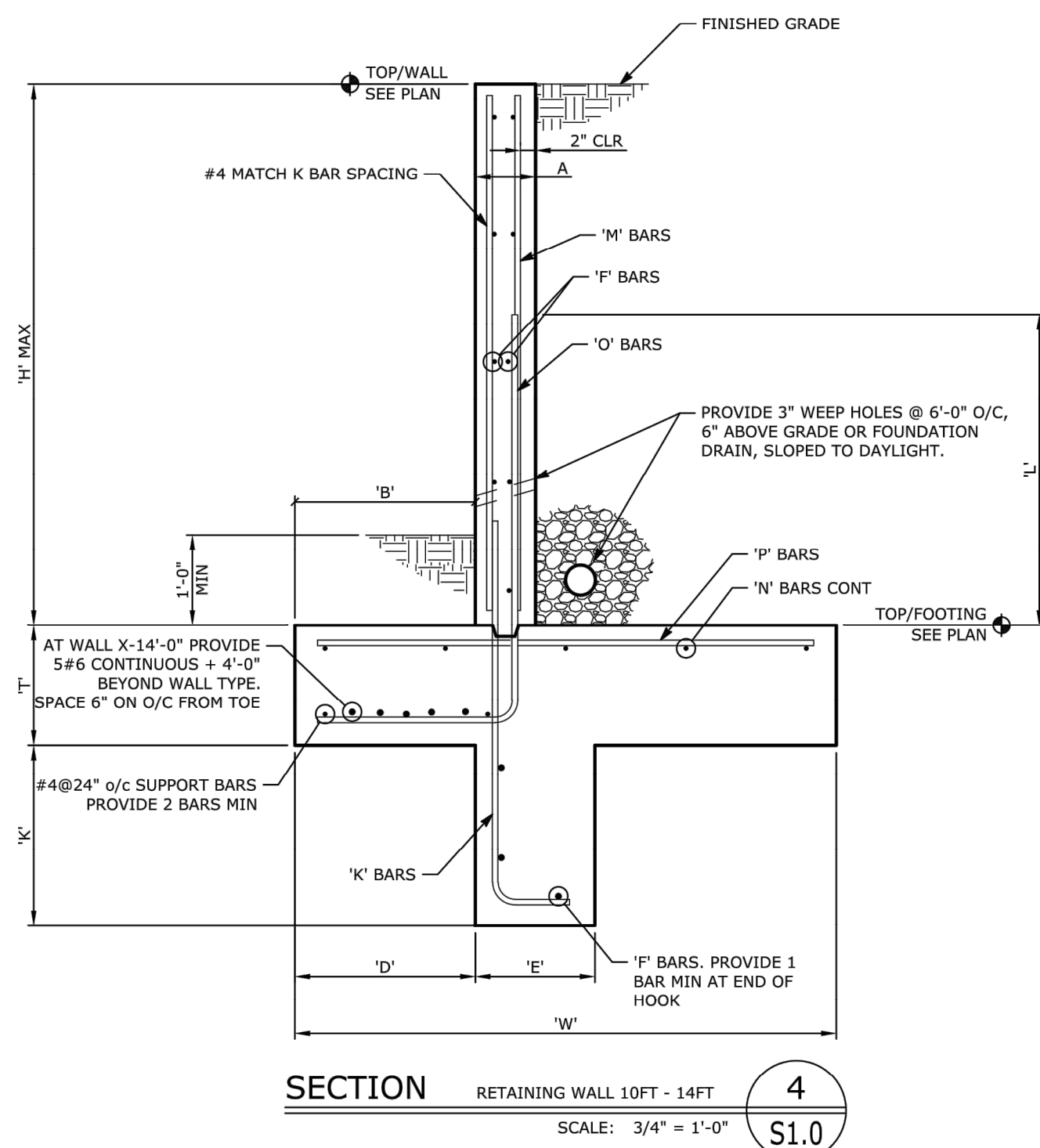
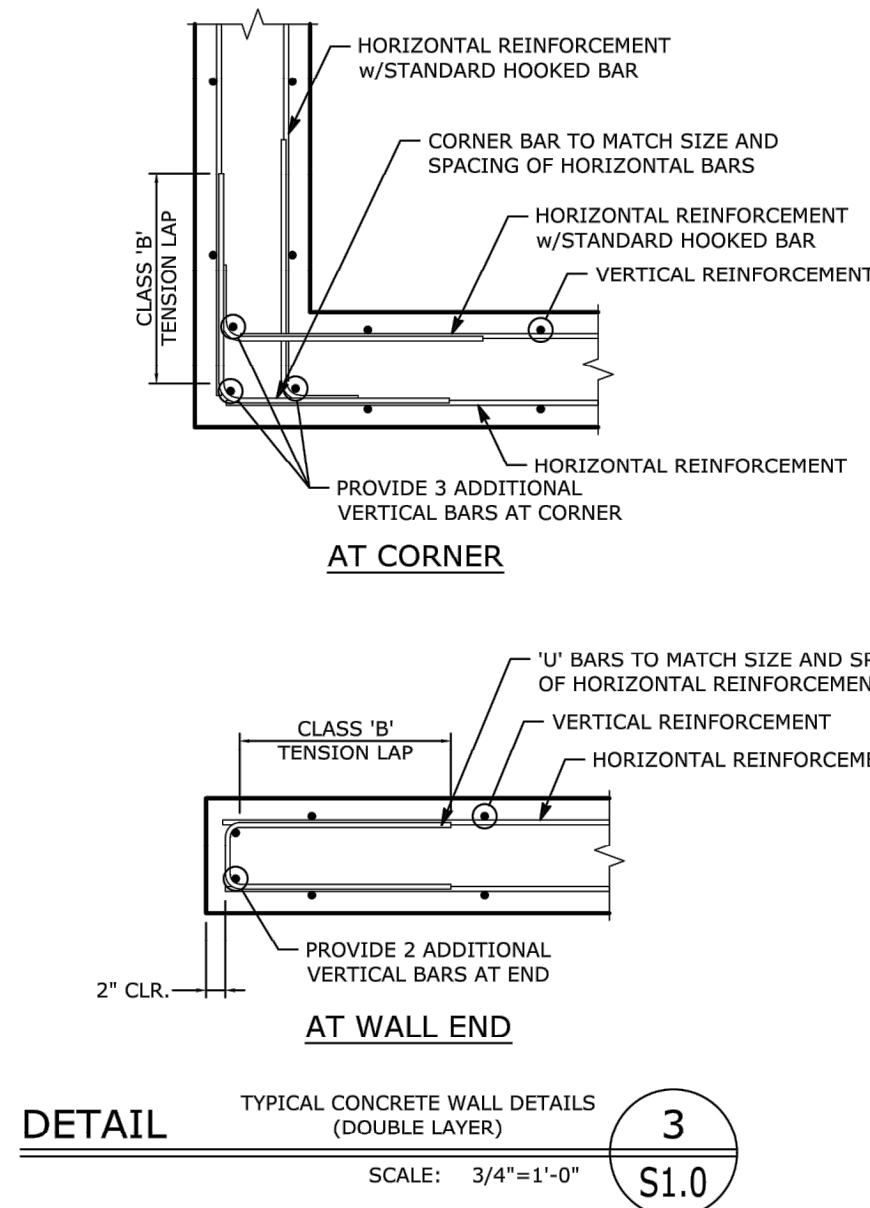
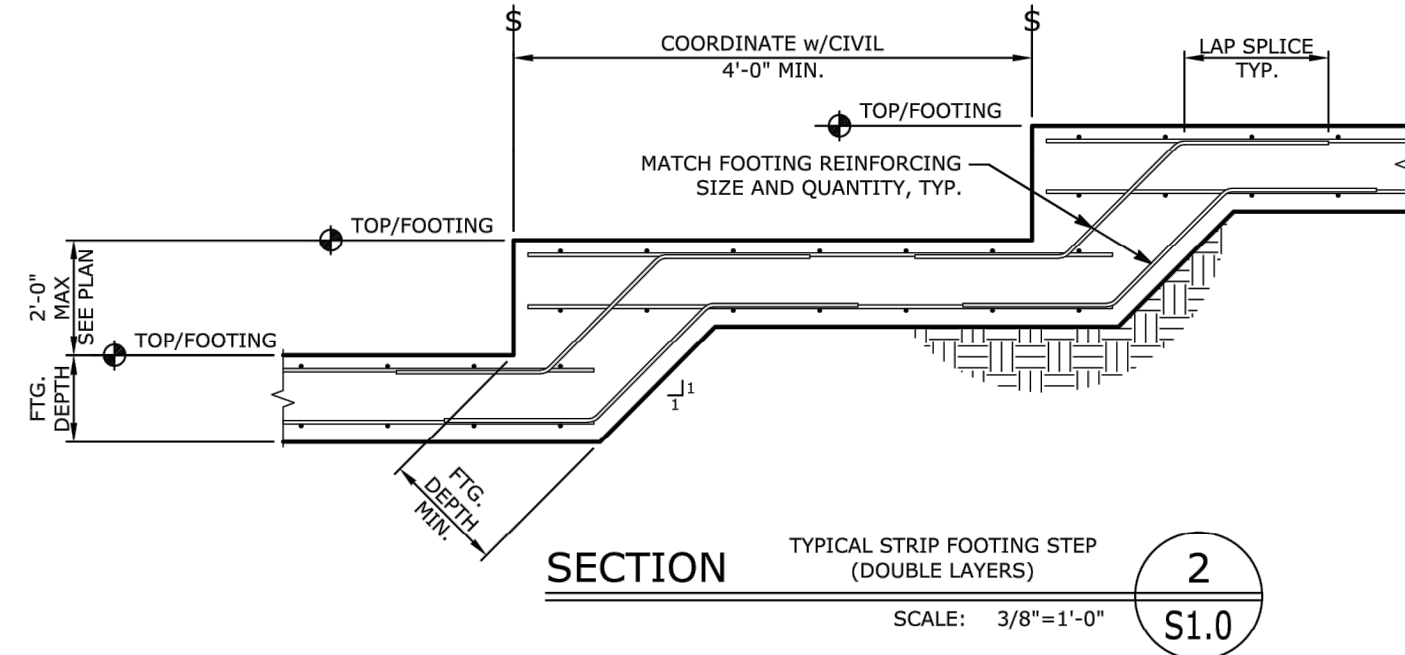
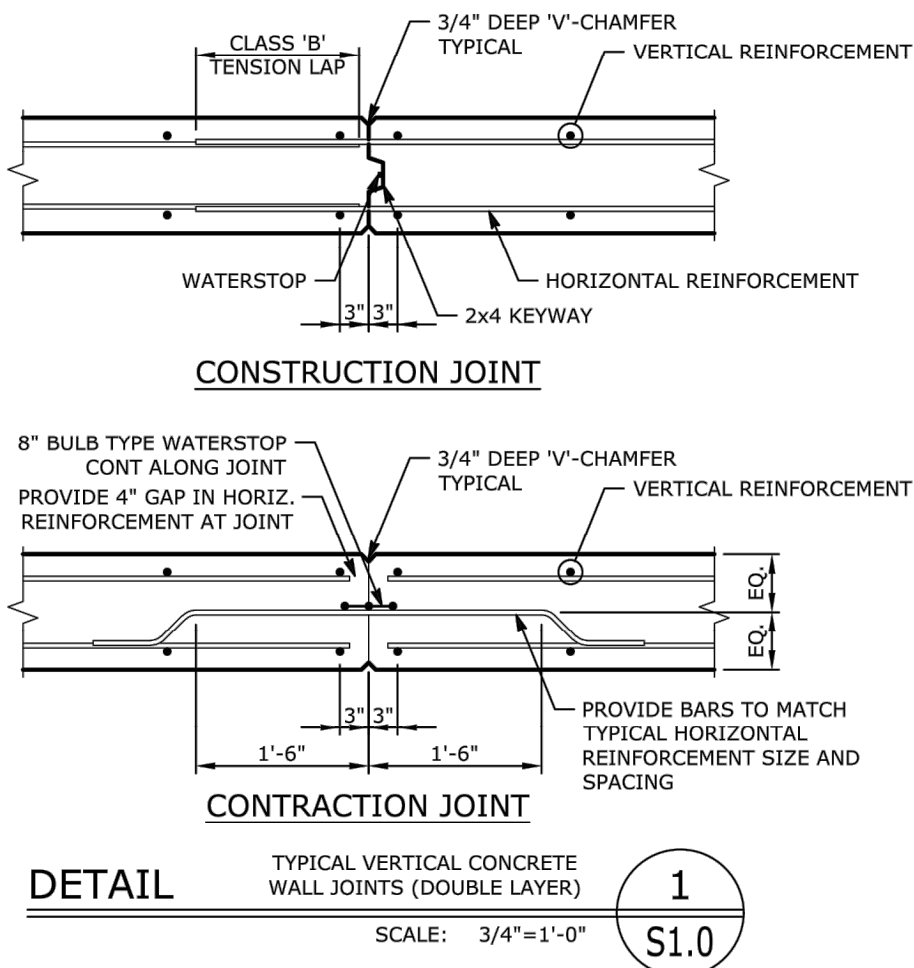
- a. Provide construction conforming to the 2018 International Building Code with the latest state amendments. Reference to other standards, specifications, or codes means the latest standard or code published and adopted.
- b. The structural general notes apply except where indicated otherwise on the drawings or in the specifications. A detail shown for one condition applies for all like or similar conditions even though not specifically indicated on the drawings.
- c. Verify all existing conditions, dimensions, and elevations before starting work. Notify the Architect and Structural Engineer of Record in writing of any discrepancy.
- d. The structure is able to resist design loads only when structural work is complete. During construction, the structure is not self-supporting. The Contractor is solely responsible for the design, adequacy, and safety of erection bracing, shoring, temporary supports, and all other means, methods, techniques, sequences, and procedures of construction.
- e. The Contractor is solely responsible for the design, adequacy, and safety of erection bracing, shoring, temporary supports, and all other means, methods, techniques, sequences, and procedures of construction.
- f. Coordinate and verify wall opening sizes and locations with architectural and civil drawings. For additional openings not shown on the structural drawings refer to the architectural and civil drawings.
- g. Review of the submittals and/or shop drawings by the Structural Engineer of Record is only for general conformance with the contract documents and does not relieve the Contractor of the responsibility to review and check shop drawings before submission to the Structural Engineer of Record. The Contractor must review and stamp all submittals prior to submission. The Contractor remains solely responsible for errors and omissions associated with the preparation of shop drawings as they pertain to member sizes, details, and dimensions specified in the contract documents. Do not begin fabrication until shop drawings are completed and reviewed by the Structural Engineer of Record.
- h. Do not make shop drawings using reproductions of the contract documents or referencing the contract documents.
- i. Provide an allowance of 10% of all structural materials including labor to be fabricated and placed during progress of work as may be directed by the Structural Engineer of Record in addition to all structural materials indicated on the contract documents. Credit any unused quantity to the owner at the end of the project.

2. REINFORCED CONCRETE

- a. Provide reinforced concrete conforming to the following standards:
- ACI 318-10, Specifications for Structural Concrete for Buildings
 - ACI 318-11, Building Code Requirements for Structural Concrete
- b. Unless noted otherwise, provide concrete with the following minimum Exposure Classes, Type, minimum 28-day compressive strengths, and maximum water-to-cementitious materials ratio:
- | Location | Exposure Class | Type | Strength | w/cm |
|-----------------|----------------|---------------|----------|------|
| Foundations | F0 S0 P0 C1 | Normal Weight | 3000 PSI | 0.50 |
| Retaining Walls | F2 S0 P0 C1 | Normal Weight | 3500 PSI | 0.50 |
- c. Provide 5% ± 1.5% entrained air by volume for concrete with Exposure Class F2.
- d. Fully document and submit for review the proposed materials and mix design for all concrete. The Contractor is responsible for obtaining the required design strength. All concrete test data must be available at the job site.
- e. The use of calcium chloride, chloride ions, or other salts is not permitted.
- f. Place concrete at a slump of 5" ± 1".
- g. The location of construction joints requires the approval of the Structural Engineer of Record. Unless noted otherwise, thoroughly roughen by mechanical means and clean construction joints.
- h. Unless noted otherwise, provide vertical control joints in retaining walls with a maximum spacing of 20'-0" on center, 10'-0" from corners, and 3/4" deep v-chamfer on both faces. Place construction joints at control joint locations. Provide keys in all construction joints. Interrupt half of the specified horizontal reinforcement at control joints. Center chamfer strips between vertical reinforcing bars. See detail 1/51.0.
- i. Chamfer or round all exposed corners a minimum of 3/4".
- j. Detail concrete reinforcement according to ACI SP-66 detailing manual. Submit shop drawings for approval, showing all fabrication dimensions and locations for placing concrete reinforcing and accessories. Do not begin fabrication until shop drawings are completed and reviewed by the Structural Engineer of Record. Unless specifically approved otherwise, detail all concrete walls and beams in elevation.
- k. Unless noted otherwise, provide reinforcing steel conforming to ASTM A 615, Grade 60.
- l. Tie all reinforcing steel and embedded items securely in place prior to placing concrete. Provide sufficient supports to maintain the position of the reinforcement within specified tolerances during all construction activities. "Sticking" dowels, anchor rods, or other embedded items into wet concrete is not permitted.
- m. Provide corner bars at all corners and intersections of all footings and walls.
- n. Provide basic class "B" tension laps in all reinforcing bars indicated as continuous.
- o. The placement of all reinforcing steel must be reviewed by a professional engineer registered in the state of Georgia or by a representative responsible to him per ACI 318, 1.3.1. If the design engineer or a representative responsible to him is requested to inspect the reinforcement for reinforcement size, spacing, development length, and splices and footings to confirm that the wall constructed conforms to the sections and details as provided on the approved plans, that inspection must be performed before the concrete is placed and any deficiencies corrected before any concrete is placed. A report certifying that the wall as constructed conforms to the sections and details can be provided. Palmer Engineering Company requires a minimum of three working days prior notice to schedule an inspection.
- p. Unless noted otherwise, provide the following concrete cover on all reinforcing steel:
- | | |
|--|----|
| Concrete against earth (not formed): | 3" |
| Formed concrete exposed to earth or weather: | 2" |
- Do not place pipes or ducts with a maximum dimension exceeding one-third the slab or wall thickness within the slab or wall unless specifically shown and detailed on the structural drawings.
- q. Do not weld or tack weld reinforcing steel unless approved or directed by the Structural Engineer of Record. Provide reinforcing steel conforming to ASTM A 706, Grade 60 where welding is approved or directed.

3. FOUNDATIONS

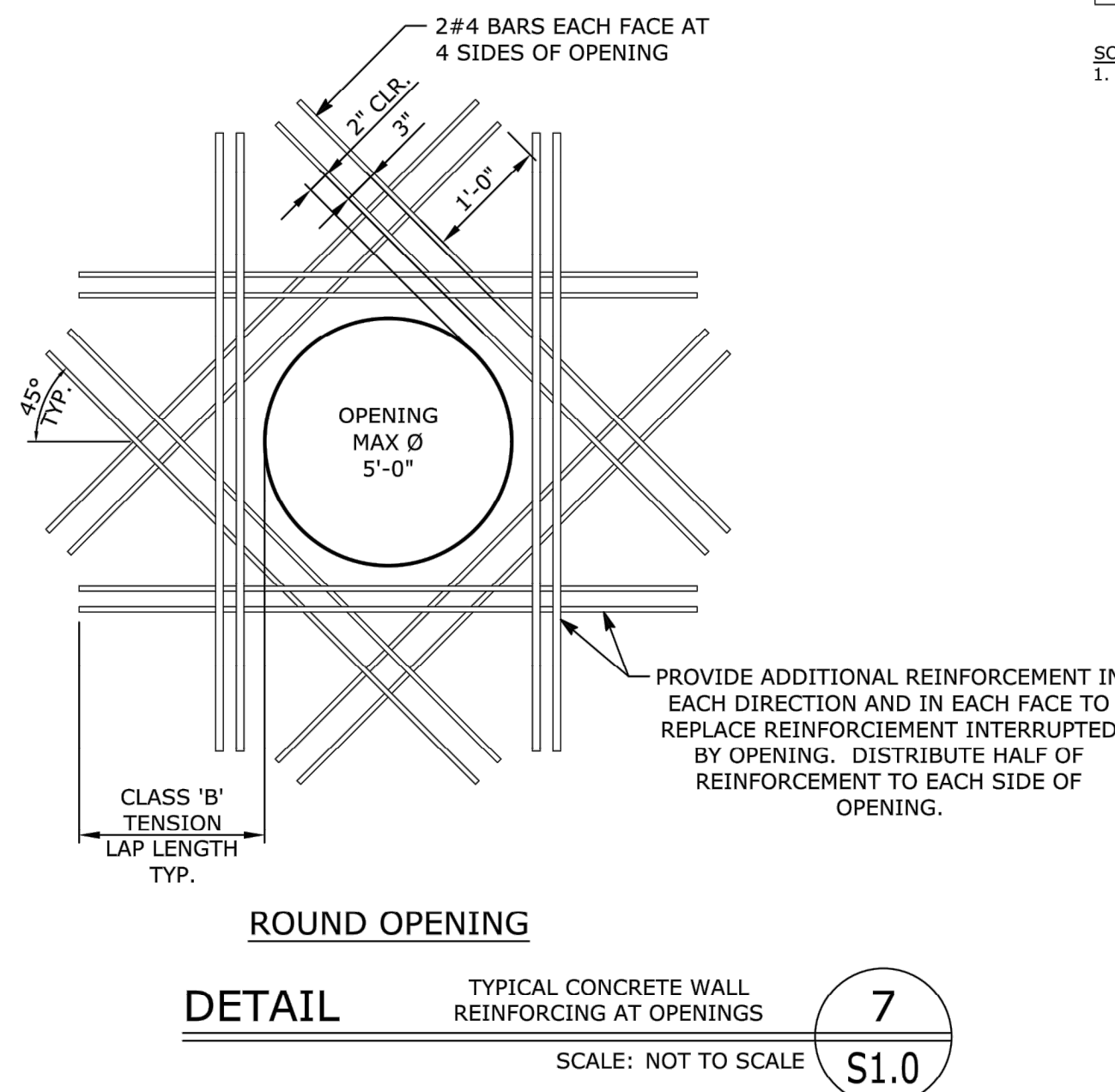
- a. The design of foundations, retaining walls, and slabs-on-grade is based on the following criteria established in the geotechnical report by GeoWerks Engineering, LLC dated January 8, 2020.
- | | |
|---|------------|
| Allowable Soil Bearing Pressure: | 2000 PSF |
| Equivalent Lateral Fluid Pressure - Active Case: | 43 PSF/FT |
| Equivalent Lateral Fluid Pressure - At-Rest Case: | 64 PSF/FT |
| Equivalent Lateral Fluid Pressure - Passive Case: | 330 PSF/FT |
| Coefficient of Sliding Friction: | 0.3 |
| Soil Density: | 120 PCF |
- After excavation, if the condition of the soils do not meet the recommended design criteria stated in the geotechnical report, notify the Architect and Structural Engineer of Record so that the foundations may be redesigned if necessary.
- b. The Geotechnical Engineer must verify the condition and/or adequacy of all subgrades, fills, and backfills prior to the placement of footings and walls.
- c. If any interference appears between existing foundations and the specified design, notify the Architect so that the foundations may be redesigned as required.
- d. Place all wall footings monolithically with adjacent footings at the same elevation.
- e. All footings must bear on original undisturbed soil where possible.
- f. Remove all organic soils and replace with clean structural fill at the direction of the Geotechnical Engineer. Place fill soils in 10" maximum (loose) lifts at moisture contents within 4% of optimum moisture content. Compact all fill within 10'-0" of the building limit to the following minimum densities:
- | | |
|---------------------------------|---------------------------------|
| • Within 18" of finished grade: | 98% of maximum Standard Proctor |
| • Below 18" of finished grade: | 95% of maximum Standard Proctor |
- g. Field density tests must be made as described in the geotechnical report to verify adequate compaction and design bearing pressure.
- h. Sides of foundations must be formed unless conditions permit earth forming. Foundations placed against the earth require the following precautions: slope sides of excavations as approved by the Geotechnical Engineer and clean up sloughing before and during concrete placement.
- i. Where footing steps are necessary, slope no steeper than one vertical to two horizontal.
- j. Deposit backfill evenly against both sides of the wall until the lower finished grade is reached.



CONCRETE RETAINING/FOUNDATION WALL SCHEDULE														
WALL STEM		FOOTING							STEM REINFORCING			FOOTING REINFORCING		
H	A	W	T	B	D	E	K	L	M	F	O	P	N	K
10'-0"	10'	7'-0"	1'-3"	1'-6"	1'-6"	1'-0"	1'-0"	4'-0"	#5@16"/c	#4@18"/c	#6@8"/c	#5@8"/c	#5@12"/c	#4@16"/c
12'-0"	12"	8'-0"	1'-3"	2'-3"	2'-3"	1'-0"	1'-6"	4'-0"	#4@8"/c	#4@18"/c	#5@8"/c	#5@8"/c	#5@12"/c	#4@16"/c
14'-0"	12"	10'-6"	1'-6"	3'-6"	3'-6"	1'-8"	2'-0"	5'-0"	#4@6"/c	#4@18"/c	#6@6"/c	#6@12"/c	#5@12"/c	#4@18"/c
X14'-0"	12"	10'-6"	1'-6"	3'-6"	3'-6"	1'-8"	2'-0"	6'-0"	#4@8"/c	#4@18"/c	#6@4"/c	#6@12"/c	#5@12"/c	#4@16"/c

SCHEDULE NOTES:

1. SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR INFORMATION NOT SHOWN
2. 'D' IS THE DISTANCE FROM EDGE OF FOOTING TO KEY



CONCRETE RETAINING/FOUNDATION WALL SCHEDULE									
WALL STEM		FOOTING			STEM REINFORCING			FOOTING REINFORCING	
H	A	W	T	B	M	F	O	P	N
6'-0"	8"	4'-6"	1'-3"	1'-0"	#4@12"/c	#4@12"/c	#4@12"/c	#4@12"/c	#4@12"/c
8'-0"	8"	6'-6"	1'-6"	1'-3"	#4@12"/c	#4@12"/c	#5@12"/c	#5@12"/c	#5@12"/c

SCHEDULE NOTES:
1. SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR INFORMATION NOT SHOWN

[illegible]

RETAINING WALL
3264 SPRINGHAVEN AVENUE
HAPEVILLE, GA

THIS DRAWING IS THE PROPERTY OF
PALMER ENGINEERING COMPANY AND
MAY NOT BE REPRODUCED OR USED
WITHOUT THE WRITTEN PERMISSION
OF PALMER ENGINEERING COMPANY.

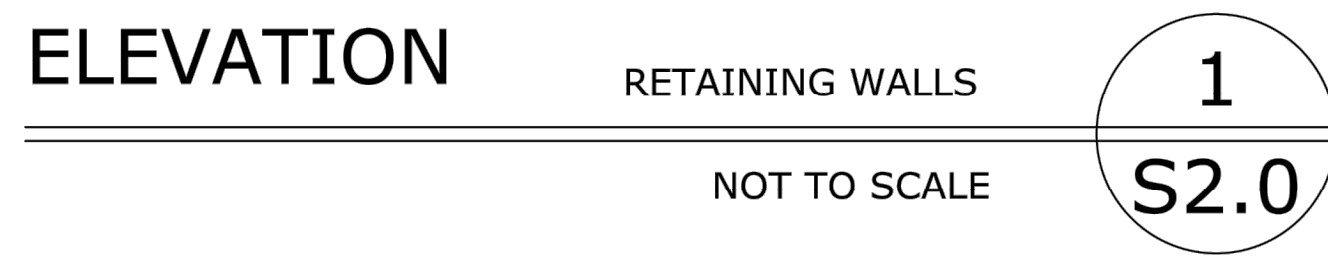


PEC PROJECT NO. 21050
ENGINEER: AKS

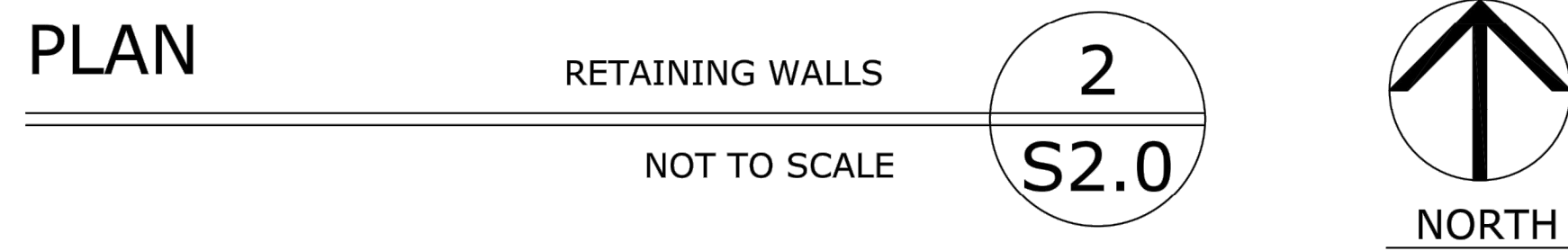
NOTES
SECTIONS
DETAILS

SHEET S1.0

1 OF 2



1. COORDINATE WALL LAYOUT, LOCATION FOOTING ELEVATIONS AND WALL HEIGHTS WITH CIVIL AND ACTUAL GRADES



1. COORDINATE WALL LAYOUT, LOCATION FOOTING ELEVATIONS AND WALL HEIGHTS WITH CIVIL AND ACTUAL GRADES

RETAINING WALL
3264 SPRINGHAVEN AVENUE
HAPEVILLE, GA

PEE PALMER
engineering
company

PEECONA LLC dba Palmer Engineering Company

3581 Habersham at Northlake, Tucker, Georgia 30084
F:(770) 908-9919 F:(770) 908-9919 www.peega.com

PEC PROJECT No. 21050
ENGINEER: AKS

SHEET
S2.0

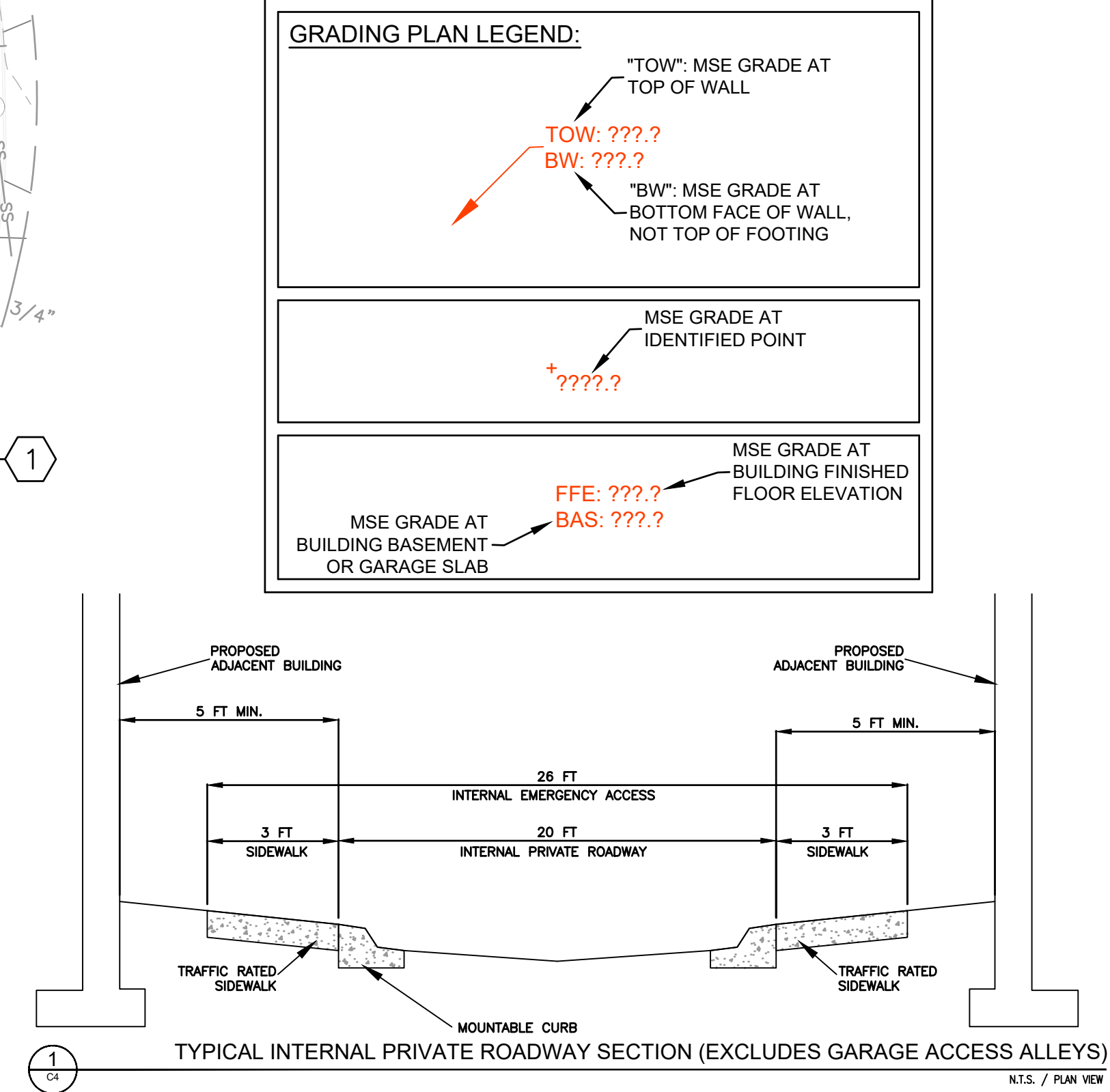
2 OF 2



- GRADING/EARTHWORK NOTES AND SPECIFICATIONS:**
1. ALL DRAINAGE STRUCTURES SHALL BE BUILT ACCORDING TO GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) STANDARDS AND DEKALB COUNTY SPECIFICATIONS.
 2. SITE CONDITIONS BASED ON SURVEY BY OTHERS. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID, AND BEGINNING CONSTRUCTION. IF ANY VARIATIONS ARE ENCOUNTERED NOTIFY THE ENGINEER.
 3. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
 4. EARTHWORK SHALL BE TO THE LINES AND GRADES SHOWN. ALL STRUCTURAL FILL MATERIALS SHOULD BE FREE OF ORGANIC MATTER, DELETERIOUS OR FROZEN MATERIALS, DEBRIS OF ANY TYPE, OR ROCK FRAGMENTS LARGER THAN FOUR (4) INCHES IN DIAMETER. SATISFACTORY FILL SOILS WILL GENERALLY COMPLY WITH THE USCS DESIGNATIONS OF GW, GP, GM, SM, SW, SP, SC, CL AND/OR ML. OTHER MATERIALS SHOULD BE EVALUATED BY THE GEOTECHNICAL ENGINEER TO DETERMINE ITS SUITABILITY PRIOR TO USING. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AND WITHIN $\pm 3\%$ OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR). ALL STRUCTURAL FILL IN THE UPPER 18" OF PAVEMENTS AND BUILDINGS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AND WITHIN $\pm 2\%$ OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR).
 5. THE CONTRACTOR SHALL REMOVE ALL DEBRIS INCLUDING PAVEMENT, CONCRETE, AND UNSUITABLE MATERIAL FROM THE SITE. ALL AREAS UNDER EXISTING PAVEMENT SHALL BE SCARIFIED BEFORE PLACING STRUCTURAL FILL MATERIAL.
 6. ALL PROPOSED CUT OF FILL SLOPES TO BE 2:1 OR FLATTER.
 7. ANY EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
 8. ALL STORM SEWER MANHOLES LIDS AND DRAINAGE STRUCTURES SHALL BE 1/4" BELOW FINISHED PAVEMENT AND SHALL HAVE TRAFFIC RATED RING AND COVERS. LIDS SHALL BE LABELED "STORM SEWER".
 9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 10. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IN PAVED AND NATURAL AREAS AND ENSURE POSITIVE DRAINAGE TO COLLECTION STRUCTURES.
 11. ALL SPOT ELEVATIONS SHOWN ARE TO THE BOTTOM FACE OF CURB UNLESS OTHERWISE STATED.
 12. EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
 13. PROPOSED UNDERGROUND DETENTION SYSTEM TO REMAIN OFFLINE AND SEALED CLOSED UNTIL ENTIRE SITE IS STABILIZED WITH VEGETATION OR IMPROVEMENTS SUCH THAT NO SEDIMENT REACHES THE SYSTEM.
 14. PROPOSED STORMWATER DETENTION SYSTEM DISCHARGE POINT WILL ENSURE NON-EROSIVE VELOCITIES AT THE DOWNSTREAM NEIGHBORING PROPERTY BOUNDARY.

- SHEET KEYNOTES:**
1. SIDEWALK/ADJACENT HARDSCAPE CROSS SLOPE SHALL BE 1"/FOOT AWAY FROM PROPOSED BUILDING, TYPICAL. SIDEWALK GRADE AT BUILDING TO BE 4" BELOW ADJACENT BUILDING FINISHED FLOOR ELEVATION UNLESS OTHERWISE SPECIFIED. (TYPICAL)
 2. SEE ADDITIONAL STORMWATER SYSTEM INFORMATION ON SHEET "C3".
 3. ALL PROPOSED ROOF GUTTER DOWNSPOUTS TO DISCHARGE AT GRADE SUCH THAT ALL PROPOSED BUILDING UNIT ROOF STORMWATER RUNOFF TO BE CAPTURED WITHIN PROPOSED STORMWATER SYSTEM.
 4. PROPOSED FLOOD PLAIN MITIGATION CUT AREA TO BE STABILIZED PER THE GEORGIA STORMWATER MANAGEMENT MANUAL "VEGETATED FILTER STRIP" REQUIREMENTS. NO OUTSIDE CONTRIBUTING FLOWS ARE PROPOSED TO BE RECEIVED BY THE VEGETATED FILTER STRIP AREA. FILTER STRIP TO BE STABILIZED WITH APPROPRIATE VEGETATION PER APPENDIX 'D' OF THE GEORGIA STORMWATER MANAGEMENT MANUAL.

BUILDING FOUNDATION UTILITY AND WALL COORDINATION NOTE:
PROPOSED BUILDING FOUNDATIONS WITHIN PROXIMITY OF PROPOSED UNDERGROUND UTILITIES TO BE DESIGNED BY PROJECT STRUCTURAL ENGINEER TO EXTEND BELOW CRITICAL ZONE OF INFLUENCE BASED UPON UTILITY REPLACEMENT AND FAILURE. AN INDIVIDUAL BUILDING PLACEMENT PLOT PLAN DRAWING WILL BE REQUIRED BEFORE BUILDING PERMIT ISSUANCE OF EACH INDIVIDUAL BUILDING PERMIT.



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Jonathan D Hicks
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000010467
ISSUED: 05/27/2018 EXPIRES: 05/27/2021

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

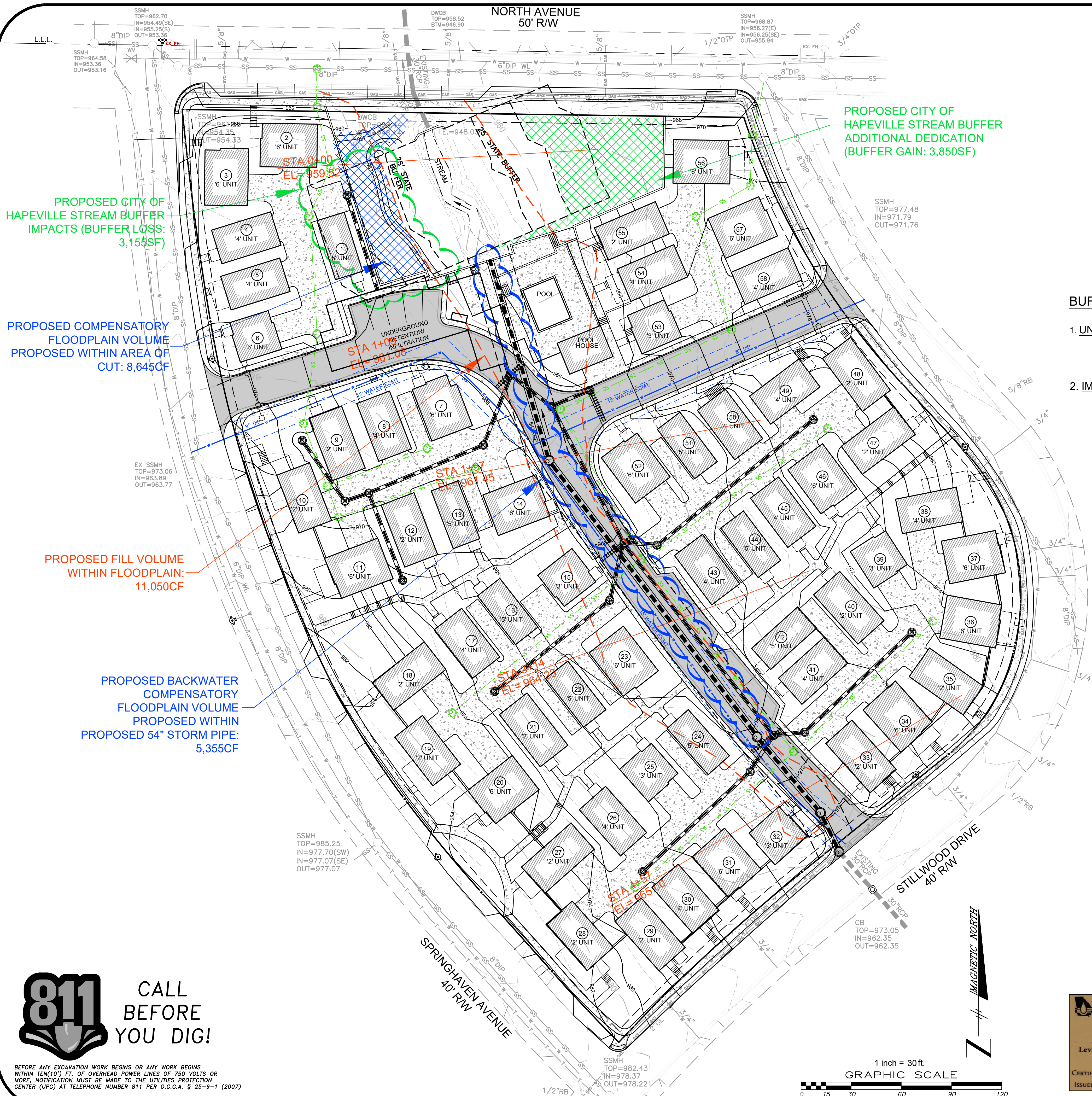
GRADING AND DRAINAGE PLAN
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

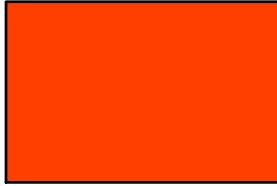
1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
No.	Revision/Issue	Date

JVG Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet	C4
Date	9/16/2019		
Scale	1"=30'		



-  ITEMS SHOWN IN RED REPRESENT EXISTING FLOODPLAIN LIMITS AND PROPOSED IMPACTS
-  ITEMS SHOWN IN BLUE REPRESENT PROPOSED FLOODPLAIN COMPENSATORY CUT TO ACHIEVE BALANCE. PROPOSED FLOOD PLAIN MITIGATION CUT AREA TO BE STABILIZED PER THE GEORGIA STORMWATER MANAGEMENT MANUAL "VEGETATED FILTER STRIP" REQUIREMENTS. NO OUTSIDE CONTRIBUTING FLOWS ARE PROPOSED TO BE RECEIVED BY THE VEGETATED FILTER STRIP AREA. FILTER STRIP TO BE STABILIZED WITH APPROPRIATE VEGETATION PER APPENDIX 'D' OF THE GEORGIA STORMWATER MANAGEMENT MANUAL.
-  ITEMS SHOWN IN GREEN REPRESENT PROPOSED STREAM BUFFER "SWAP" AREA

- BUFFER ENCROACHMENT PLAN NOTES:**
- UNDISTURBED STREAM BUFFER ENCROACHMENT SUMMARY:**
 - TOTAL STATE STREAM BUFFER (0FT - 25FT) DISTURBANCE = 0 SF
 - TOTAL CITY STREAM BUFFER (25FT - 50FT) DISTURBANCE = 2,010 SF
 - TOTAL LENGTH OF STREAM BUFFER DISTURBANCE = 80 LF
 - IMPROVEMENT SETBACK (50FT - 75FT) ENCROACHMENT SUMMARY:**
 - TOTAL PROPOSED IMPROVEMENT SETBACK IMPERVIOUS AREA = 1,068 SF
 - TOTAL LENGTH OF IMPROVEMENT SETBACK DISTURBANCE = 80 LF

FLOODPLAIN AND STREAM BUFFER EXHIBIT
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
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JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

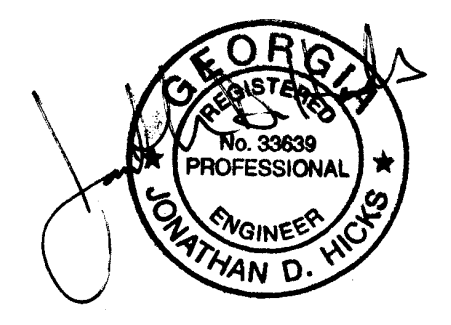
DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet	C4.1
Date	9/16/2019		
Scale	1"=30'		



BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)

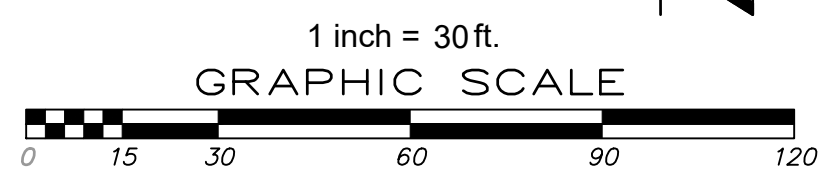
GSWCC Georgia Soil and Water Conservation Commission
Jonathan D Hicks
Level II Certified Design Professional
CERTIFICATION NUMBER 0000010467
ISSUED: 05/27/2018 EXPIRES: 05/27/2021



24 HOUR EROSION CONTROL CONTACT*
NAME: _____
CELL #: _____

*CONTACT IS TO BE REPRESENTATIVE OF CONTRACTOR/PRIMARY PERMITTEE.

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982



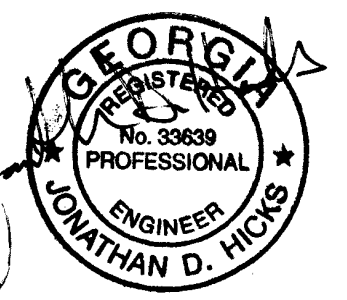


NOTE:
SEE ADDITIONAL STORMWATER SYSTEM
INFORMATION AND SPECIFICATION ON SHEET 'C3'

- SHADED AREAS REPRESENT
PROPOSED STANDARD DUTY
PAVEMENT, ACCESS DRIVEWAY
- HATCHED AREAS REPRESENT
PROPOSED CONCRETE SIDEWALKS
AND PRIVATE ALLEYS
- PROPOSED PRIVATE GRAVEL PATIO
/ MULTI-USE AREA (175 SF / UNIT
ALLOWANCE, SEE HYDRO STUDY)
- PROPOSED STRUCTURE, SEE
ARCHITECTURAL BUILDING DESIGN
- PROPOSED COMMUNITY COMMON
RECREATION AREA

SITE SURFACE EXHIBIT

FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA



1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
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JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
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770-228-2000

Project	190916	Sheet	
Date	9/16/2019		
Scale	1"=30'		

C4.3

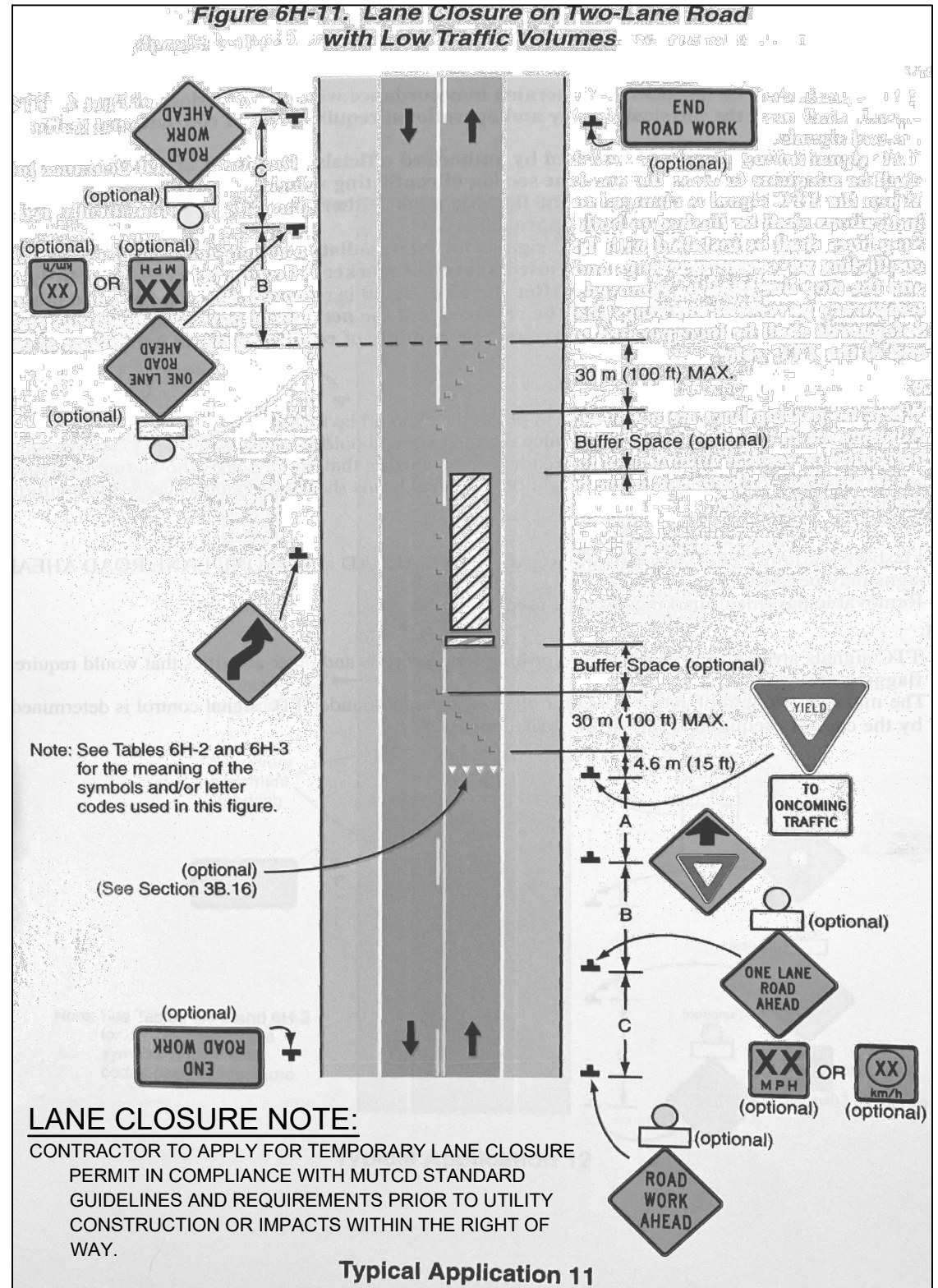
GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
Jonathan D Hicks
Level II Certified Design Professional
CERTIFICATION NUMBER 0000010467
ISSUED: 05/27/2018 EXPIRES: 05/27/2021

ENGINEER CONTACT:
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1309 ARNOLD AVENUE, NE
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PH: 770-402-3471
FAX: 404-487-8982



- UTILITY SERVICE NOTES:**
1. ELECTRIC POWER AND COMMUNICATION SERVICE LOCATION AND INSTALLATION TO BE COORDINATED WITH LOCAL SERVICE PROVIDER.
 2. PRIVATE INTERNAL SEWER SERVICE LINES TO BE 6" PVC PIPE LAID AT A 1.0% SLOPE MINIMUM AND CLEANOUTS PLACED PER CITY OF HAPEVILLE PUBLIC WORKS DEPARTMENT SPECIFICATIONS. WHERE CLEANOUT IS LOCATED WITHIN A PAVED AREA A TRAFFIC RATED CAP MUST BE INSTALLED.
 3. ALL SITE UTILITY INSTALLATIONS AND IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH APPLICABLE STATE AND CITY REQUIREMENTS.
 4. CONTRACTOR TO COORDINATE UTILITY SERVICE CONNECTIONS TO PROPOSED BUILDING WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS.
 5. ALL WATER AND SANITARY SEWER CONSTRUCTION TO CONFORM TO THE CITY OF HAPEVILLE PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
 6. SILT BARRIERS MUST BE IN PLACE PRIOR TO CLEARING, REGARDLESS OF PLAN REQUIREMENT OR LOT SIZE. NO GRADING OR TRENCHING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETE.
 7. THE CITY OF HAPEVILLE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY WATER OR SEWER CONNECTION WORK PROCEEDS.
 8. SEE GREASE TRAP DESIGN AND SPECIFICATIONS BY PROJECT MECHANICAL ENGINEER.
 9. THE CONTRACTOR WILL ADHERE TO THE WEIGHT LIMITS PRESCRIBED ON PUBLIC ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THIS SITE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THE STREETS AND/OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMIT REGULATIONS.
 10. SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT, CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL APPLICABLE PERMITS ARE ACQUIRED PRIOR TO THE START OF WORK.
 11. WATER AND SEWER DEPARTMENT APPROVAL REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.
 12. NOTIFY PROJECT WATER AND SEWER INSPECTOR PRIOR TO START OF CONSTRUCTION.
 13. NO CROSS UTILITY CONNECTIONS ARE PROPOSED OR CURRENTLY EXIST ON SITE.
 14. THIS PROJECT REQUIRES A DEDICATED FIRE SPRINKLER SYSTEM SERVICE.
 15. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES OR SAID UTILITY'S EXACT LOCATIONS. IT IS TO BE USED AS A SCOPE GUIDE ONLY FOR UTILITY WORK TO BE COMPLETED ON SITE. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS TECHNIQUES, AND PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.

BUILDING FOUNDATION UTILITY AND WALL COORDINATION NOTE:
PROPOSED BUILDING FOUNDATIONS WITHIN PROXIMITY OF PROPOSED UNDERGROUND UTILITIES TO BE DESIGNED BY PROJECT STRUCTURAL ENGINEER TO EXTEND BELOW CRITICAL ZONE OF INFLUENCE BASED UPON UTILITY REPLACEMENT AND FAILURE. AN INDIVIDUAL BUILDING PLACEMENT PLOT PLAN DRAWING WILL BE REQUIRED BEFORE BUILDING PERMIT ISSUANCE OF EACH INDIVIDUAL BUILDING PERMIT.



SEWER SERVICE PLAN
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

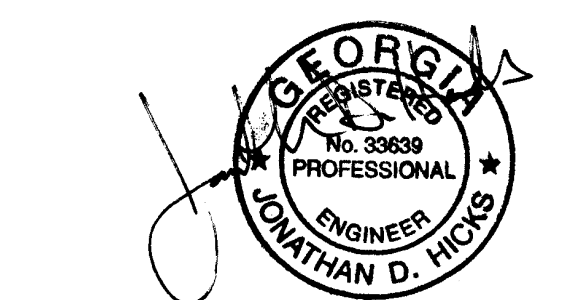
1	ISSUED FOR REVIEW	4/22/21
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JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

24 HOUR EROSION CONTROL CONTACT*
NAME: _____
CELL #: _____

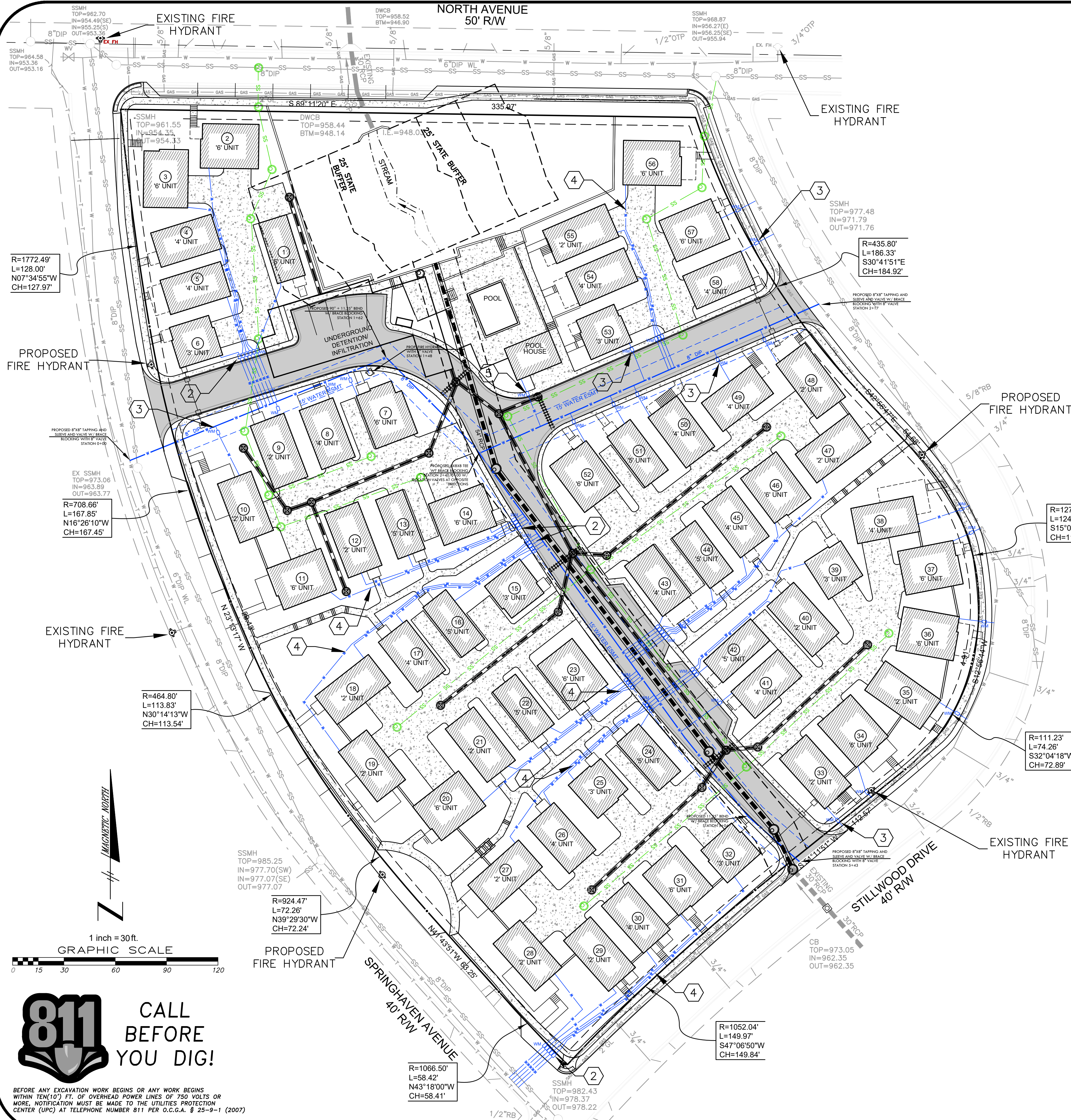
*CONTACT IS TO BE REPRESENTATIVE OF CONTRACTOR/PRIMARY PERMITTEE.



Jonathan D Hicks
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000010467
ISSUED: 05/27/2018 EXPIRES: 05/27/2021

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982
EMAIL: jhicks@jvgconsult.com

811
CALL BEFORE YOU DIG!
BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10) FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)



SHEET KEYNOTES:

- PROPOSED 8" DUCTILE IRON PIPE WATERLINE DISTRIBUTION SYSTEM WITHIN 15 FOOT WIDTH PUBLIC EASEMENT. PROPOSED WATERLINE SYSTEM TO BE CONSTRUCTED PER ALL APPLICABLE CITY OF HAPEVILLE STANDARDS AND SPECIFICATIONS FOR PUBLICLY DEDICATED WATERLINE INFRASTRUCTURE.
- PROPOSED BANK OF 2" WATER METERS TO SERVE PROPOSED RESIDENTIAL UNITS. WATER METERS AND MAIN TAPS TO BE CONSTRUCTED PER THE CITY OF HAPEVILLE STANDARDS AND SPECIFICATIONS. METERS TO BE LOCATED WITHIN TRAFFIC RATED UTILITY ACCESS BOXES.
- PROPOSED 3/4" WATER METER TO SERVE PROPOSED RESIDENTIAL UNITS, TYPICAL. WATER METERS AND MAIN TAPS TO BE CONSTRUCTED PER THE CITY OF HAPEVILLE STANDARDS AND SPECIFICATIONS. METERS TO BE LOCATED WITHIN TRAFFIC RATED UTILITY ACCESS BOXES.
- PROPOSED 1" DIAMETER PRIVATE WATER LINE SERVICE TO PROPOSED RESIDENTIAL UNIT, TYPICAL. PRIVATE WATERLINE SERVICE LINE TO BE CONSTRUCTED UNDER SEPARATE PLUMBING PERMIT.
- PROPOSED 2" WATER METER FOR POOL AND POOL HOUSE WATER METERS AND MAIN TAPS TO BE CONSTRUCTED PER THE CITY OF HAPEVILLE STANDARDS AND SPECIFICATIONS. METERS TO BE LOCATED WITHIN TRAFFIC RATED UTILITY ACCESS BOXES.

UTILITY SERVICE NOTES:

- ELECTRIC POWER AND COMMUNICATION SERVICE LOCATION AND INSTALLATION TO BE COORDINATED WITH LOCAL SERVICE PROVIDER.
- PRIVATE INTERNAL SEWER SERVICE LINES TO BE 6" PVC PIPE LAID AT A 0.5% SLOPE MINIMUM AND CLEANOUTS PLACED PER CITY OF HAPEVILLE PUBLIC WORKS DEPARTMENT SPECIFICATIONS. WHERE CLEANOUT IS LOCATED WITHIN A PAVED AREA A TRAFFIC RATED CAP MUST BE INSTALLED.
- ALL SITE UTILITY INSTALLATIONS AND IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH APPLICABLE STATE AND CITY REQUIREMENTS.
- CONTRACTOR TO COORDINATE UTILITY SERVICE CONNECTIONS TO PROPOSED BUILDING WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS.
- ALL WATER AND SANITARY SEWER CONSTRUCTION TO CONFORM TO THE CITY OF HAPEVILLE PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
- SILT BARRIERS MUST BE IN PLACE PRIOR TO CLEARING, REGARDLESS OF PLAN REQUIREMENT OR LOT SIZE. NO GRADING OR TRENCHING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETE.
- THE CITY OF HAPEVILLE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY WATER OR SEWER CONNECTION WORK PROCEEDS.
- SEE GREASE TRAP DESIGN AND SPECIFICATIONS BY PROJECT MECHANICAL ENGINEER.
- THE CONTRACTOR WILL ADHERE TO THE WEIGHT LIMITS PRESCRIBED ON PUBLIC ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THIS SITE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THE STREETS AND/OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMIT REGULATIONS.
- SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL APPLICABLE PERMITS ARE ACQUIRED PRIOR TO THE START OF WORK.
- WATER AND SEWER DEPARTMENT APPROVAL REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.
- NOTIFY PROJECT WATER AND SEWER INSPECTOR PRIOR TO START OF CONSTRUCTION.
- NO CROSS UTILITY CONNECTIONS ARE PROPOSED OR CURRENTLY EXIST ONSITE.
- THIS PROJECT REQUIRES A DEDICATED FIRE SPRINKLER SYSTEM SERVICE.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES OR SAID UTILITY'S EXACT LOCATIONS. IT IS TO BE USED AS A SCOPE GUIDE ONLY FOR UTILITY WORK TO BE COMPLETED ONSITE. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS TECHNIQUES, AND PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.

BUILDING FOUNDATION UTILITY AND WALL COORDINATION NOTE:

PROPOSED BUILDING FOUNDATIONS WITHIN PROXIMITY OF PROPOSED UNDERGROUND UTILITIES TO BE DESIGNED BY PROJECT STRUCTURAL ENGINEER TO EXTEND BELOW CRITICAL ZONE OF INFLUENCE BASED UPON UTILITY REPLACEMENT AND FAILURE. AN INDIVIDUAL BUILDING PLACEMENT PLOT PLAN DRAWING WILL BE REQUIRED BEFORE BUILDING PERMIT ISSUANCE OF EACH INDIVIDUAL BUILDING PERMIT.

WATER SERVICE PLAN
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

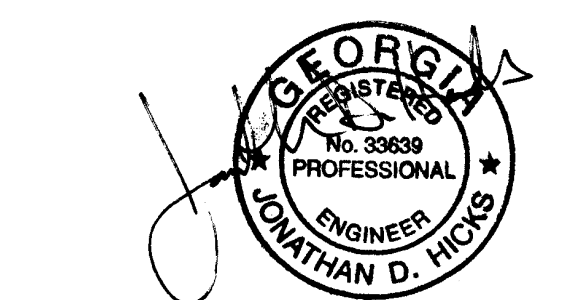
1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
No.	Revision/Issue	Date

JVVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

24 HOUR EROSION CONTROL CONTACT*
NAME: _____
CELL #: _____

*CONTACT IS TO BE REPRESENTATIVE OF CONTRACTOR/PRIMARY PERMITTEE.



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
Jonathan D Hicks
Level II Certified Design Professional
CERTIFICATION NUMBER 0000010467
ISSUED: 05/27/2018 EXPIRES: 05/27/2021

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVVG CIVIL ENGINEERING, INC.
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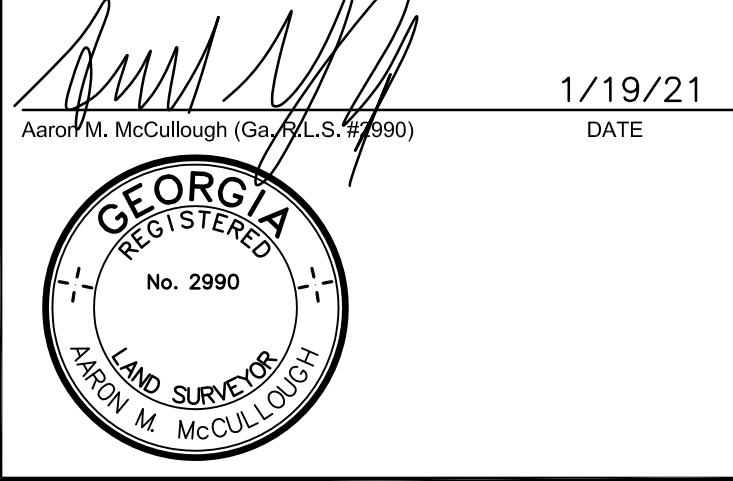
811 CALL BEFORE YOU DIG!
BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)

Project	190916	Sheet	
Date	9/16/2019		
Scale	1"=20'		

C5.1

RECORDATION AREA

As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



GENERAL NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
- FLOOD STATEMENT: AS PER OFFICIAL FIRM MAP 13121C0386F DATED 9/18/2013 A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
- HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- DATE OF FIELD WORK : 12/20/19
- TREE LIST PROVIDED BY BOUTEE TREES

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS PERFORMED USING AN CLOSED TRAVERSE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,758 FEET.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT:
TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR



LEGEND

- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- R/W MONUMENT
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- B/L BUILDING LINE
- OTF OPEN TOP PIPE
- DOUBLE WING CATCH BASIN
- ↓ HEADWALL
- ⊕ JUNCTION BOX
- ⊖ DROP INLET
- OMP CORRUGATED METAL PIPE
- ROP REINFORCED CONCRETE PIPE
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)
- BOUNDARY LINE
- X-X- FENCE
- G-G- GAS LINE
- U-U- UNDERGROUND POWER LINE
- O-O- OVERHEAD POWER LINE
- S-S- SANITARY SEWER LINE
- D-D- STORM DRAIN LINE
- W-W- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- GAS METER
- POWER METER
- POWER BOX
- GAS VALVE
- POWER POLE
- GUY ANCHOR
- BOLLARD
- IRRIGATION CONTROL VALVE
- FIBER OPTIC MARKER
- FIRE DEPT. CONNECTION
- CONCRETE

UTILITY NOTE

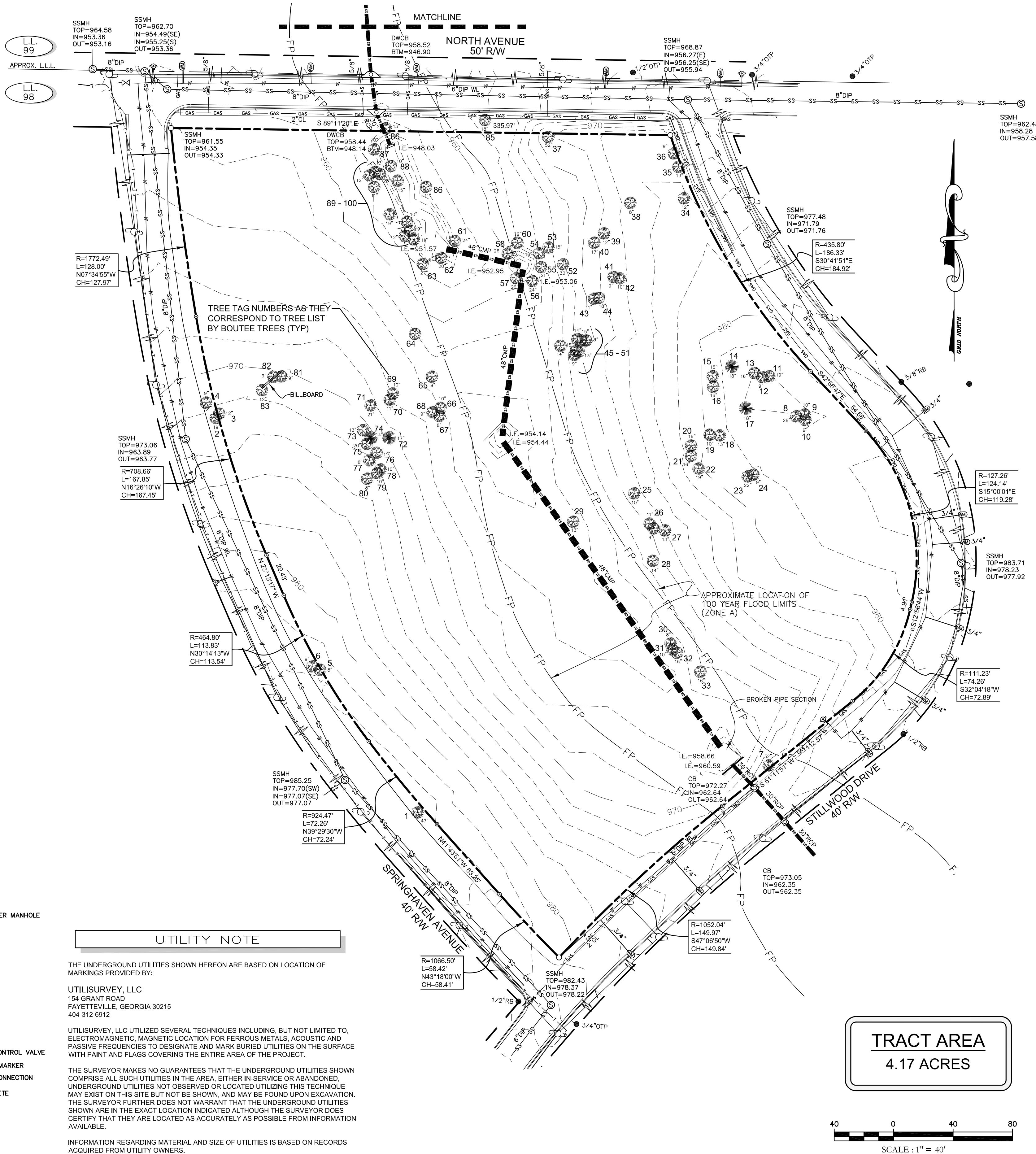
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
154 GRANT ROAD
FAYETTEVILLE, GEORGIA 30215
404-312-6912

UTILISURVEY, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM UTILITY OWNERS.



TRACT AREA
4.17 ACRES

SCALE: 1" = 40'

Client Epic Development 3264 Springhaven Ave
ArboristTyler Baxter, ISA SO-5613AUTM, Boutte Tree
Date12/22/2020

Tag #	Species	DBH	Location	Comments	Recommendations
1	Willow Oak	47	Springhaven/Stillwood	Utility Prune, Canopy Failure	preserve if possible
2	Bradford Pear	19	Springhaven/North Ave	Undesirable	remove
3	Bradford Pear	12	Springhaven/North Ave	Undesirable	remove
4	Mulberry	9	Springhaven/North Ave	Undesirable	remove
5	Mulberry	8	Springhaven	Undesirable	remove
6	Mulberry	8	Springhaven	Undesirable	remove
7	Pecan	32	Stillwood Drive	On Drain, Vines	remove
8	Water Oak	28	Stillwood Drive/North Ave	Vines, Cavity on Trunk	remove
9	Mimosa	10	Stillwood Drive/North Ave	Undesirable	remove
10	Sweet gum	9	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
11	Water Oak	19	Stillwood Drive/North Ave	Vines +	remove
12	Dead Hardwood	9	Stillwood Drive/North Ave	Vines + Dead	remove
13	Southern Red Oak	19	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
14	Pine	18	Stillwood Drive/North Ave	Vines +	remove
15	Pecan	15	Stillwood Drive/North Ave	Vines + Lean	remove
16	Sweet gum	16	Stillwood Drive/North Ave	Vines +, Suppressed	remove
17	Pine	18	Stillwood Drive/North Ave	Vines +	remove
18	Water Oak	13	Stillwood Drive/North Ave	Vines +, Suppressed	remove
19	Southern Red Oak	10	Stillwood Drive/North Ave	Girdled with Vines, Vines +	remove
20	Southern Red Oak	16	Stillwood Drive/North Ave	Vines +, Suppressed	remove
21	Water Oak	16	Stillwood Drive/North Ave	Vines +	remove
22	Southern Red Oak	19	Stillwood Drive/North Ave	Vines +	remove
23	Water Oak	22	Stillwood Drive/North Ave	Vines -	preserve if possible
24	Mimosa	9	Stillwood Drive/North Ave	Undesirable	remove
25	Bradford Pear	10	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
26	Bradford Pear	9"/11"	Stillwood Near Flood Limits	Undesirable, Double Trunk	remove
27	Bradford Pear	13	Stillwood Near Flood Limits	Undesirable, Lean	remove
28	Water Oak	14	Stillwood Near Flood Limits	Vines	remove
29	Bradford Pear	13	Stillwood Near Flood Limits	Undesirable, Lean	remove
30	Bradford Pear	8	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
31	Mulberry	10	Stillwood Near Flood Limits	Undesirable, Lean, Vines	remove
32	Mulberry	16	Stillwood Near Flood Limits	Undesirable, Vines	remove
33	Bradford Pear	16	Stillwood Near Flood Limits	Undesirable, Vines -	remove
34	Poplar	12	Corner of North Ave/ Stillwood	Vines, Slope	remove
35	Mimosa	13	Corner of North Ave/ Stillwood	Undesirable	remove
36	Sweet gum	9	Corner of North Ave/ Stillwood	Vines, Slope	remove
37	Southern Red Oak	52	North Ave/ Stillwood	Vines, Canopy Failure, Slope, Cavities	remove
38	Mimosa	8	North Ave/ Stillwood	Undesirable	remove
39	Sweet gum	12	North Ave/ Stillwood	Vines, Slope, Fungi present	remove
40	Water Oak	17	North Ave/ Stillwood	Culvert Vines, Slope, Fungi present	remove
41	Mulberry	9	North Ave/ Stillwood Near Culvert	Fallen	remove
42	Bradford Pear	10	North Ave/ Stillwood Near Culvert	Undesirable, Lean, Vines, Slope	remove
43	Sweet gum	11	North Ave/ Stillwood Near Culvert	Vines, Slope, Suppressed	remove
44	Sweet gum	18	North Ave/ Stillwood Near Culvert	Lean, Vines, Canopy Failure	remove
45	Sweet gum	14	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
46	Sweet gum	9	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
47	Sweet gum	15	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
48	Sweet gum	15	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
49	Sweet gum	13	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
50	Sweet gum	9	North Ave/ Stillwood Near Culvert	Vines, Lean, Slope	remove
51	Mimosa	15	North Ave/ Stillwood Near Culvert	Undesirable	remove
52	Poplar	32	North Ave/ Stillwood Near Culvert	Vines - Healthy Canopy	preserve if possible
53	Poplar	15	North Ave/ Stillwood North of Culvert	Low LCR	remove
54	Poplar	16	North Ave/ Stillwood North of Culvert	Low LCR, Culvert	remove
55	Poplar	21	North Ave/ Stillwood Near Culvert	V Union, Vines, Culvert	remove
56	Poplar	24	North Ave/ Stillwood Near Culvert	Culvert, Unbalanced Canopy	remove
57	Poplar	26	North Ave/ Stillwood Near Culvert	Culvert, Unbalanced Canopy, Vines -	remove
58	?Poplar	20	North Ave/ Stillwood North of Culvert	Culvert, Unbalanced Canopy, Vines -	remove
59	?Poplar	28	North Ave/ Stillwood North of Culvert	Culvert, Vines	remove
60	?Poplar	19	North Ave/ Stillwood North of Culvert	Culvert, Vines Unbalanced Canopy	remove
61	Water Oak	24	North Ave/ Springhaven North of Culvert	Culvert, Vines Unbalanced Canopy	remove
62	Poplar	20	North Ave/ Springhaven South of Culvert	Culvert, Vines Unbalanced Canopy	remove
63	Elm	27	North Ave/ Springhaven Southwest of Culvert	Culvert, Lean +, Vines, Uprooting	remove
64	Bradford Pear	9	North Ave/ Springhaven Southwest of Culvert	Undesirable, Tagged with ribbon but not on site plan	remove
65	Bradford Pear	9	Springhaven/North Ave near FP line	Undesirable	remove
66	Mimosa	10	Springhaven/North Ave near FP line	Undesirable	remove
67	Sweet gum	8	Springhaven/North Ave near FP line	Vines, Lean	remove
68	Black Cherry	9	Springhaven/North Ave near FP line	Dead	remove
69	Water Oak	10	Springhaven/North Ave near FP line	Uneven Canopy, Suppressed	remove
70	Sweet gum	11	Springhaven/North Ave near FP line	Low LCR, Suppressed	remove
71	Poplar	21	Springhaven/North Ave southeast of Billboard	Vines - Healthy Canopy	preserve if possible
72	Pine	17	Springhaven/North Ave southeast of Billboard	Low LCR, Vines	remove
73	Poplar	13	Springhaven/North Ave southeast of Billboard	Seam w/ cavity	remove
74	Pine	14	Springhaven/North Ave southeast of Billboard	Vines, Suppressed	remove
75	Poplar	20	Springhaven/North Ave southeast of Billboard	Vines, Healthy Canopy	preserve if possible
76	Sweet gum	11	Springhaven/North Ave southeast of Billboard	Vines, Healthy Canopy	preserve if possible
77	Water Oak	8	Springhaven/North Ave southeast of Billboard	Lean, Vines +	remove
78	Water Oak	10	Springhaven/North Ave southeast of Billboard	Lean, Vines +, Unbalanced Canopy	remove
79	Water Oak	10	Springhaven/North Ave southeast of Billboard	Lean, Vines +, Unbalanced Canopy	remove
80	Mimosa	8	Springhaven/North Ave southeast of Billboard	Undesirable	remove
81	Water Oak	9	Springhaven/North Ave	Billboard Lean, Vines	remove
82	Bradford Pear	9	Springhaven/North Ave	Billboard Undesirable	remove
83	Water Oak	12	Springhaven/North Ave	Billboard Vines +, Billboard	remove
84	Pecan	13	North Ave	CulvertVines +, Culvert, Lean	remove
85	Pecan	18	North Ave	Culvert Utility Prune, Sidewalk Impacting Root Plate, Healthy	preserve if possible
86	Mulberry	11	North Ave	Culvert Undesirable	remove
87	Black Cherry	10	North Ave	Culvert Broken Top, Vines	remove
88	Pecan	10	North Ave	Culvert Lean +, Edge of Creek, Uprooting	remove
89	Mulberry	12	North Ave	Creek Failing @ Base, Undesirable	remove
90	Mulberry	13	North Ave	Creek Failing @ Base, Undesirable	remove
91	Mulberry	11	North Ave	Creek Failing @ Base, Undesirable	remove
92	Poplar	28	North Ave	Creek Inside Creek, Lean, Vines	remove
93	Mulberry	11	North Ave	Creek Lean +, Canopy Failure	remove
94	Sweet gum	19	North Ave	Creek Vines, Healthy Canopy	remove
95	N/T/Pecan	9	North Ave	Creek Middle of Creek, Lean	remove
96	N/TPoplar	16-18	North Ave	Creek Middle of Creek, Lean	remove
97	Sweet gum	10	North Ave	Creek Vines, Creekside	remove
98	Sweet gum	9	North Ave	Creek Vines, Creekside	remove
99	Sweet gum	11	North Ave	Creek Vines, Creekside	remove
100	Sweet gum	12	North Ave	Creek Vines, Lean	remove

PLAT



TREE SURVEY FOR STILLWOOD DEVELOPMENT

LOCATED IN LAND LOT 98
14th DISTRICT
CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

DATE: 19 JANUARY 2021	DRAWING NO. H19225 TREES
NO. DATE	REVISION DESCRIPTION
	DRAWN BY: JAS
	CHECKED BY: AMM
	JOB NO.: H19225
	SCALE: 1"=40'
	THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.

LAND

architect studio, llc

landscape architecture + land planning

defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

ONE WEST COURT SQUARE

Suite 550

DECATUR, GA 30030

PHONE: (404) 502-9826

FAX: (404) 377-4881

www.landarchitectstudio.com

joe@landarchitectstudio.com

Landscape and
Tree Conservation Plan
Phase 1
Tree removal
FOR

Sringhaven Ave Community

SITE ADDRESS:
3264 Springhaven Ave,
Hapeville, GA 30354

L.L.98, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:

Stillwood Development, Inc
430 Plasters Avenue, NE, Suite 100
Atlanta, GA 30324

24 HR CONTACT:

Alex Popham
404-500-6017



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ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT
1	3/4/21	COMMENTS

DRAWN BY: JLH

CHECKED BY: JLH

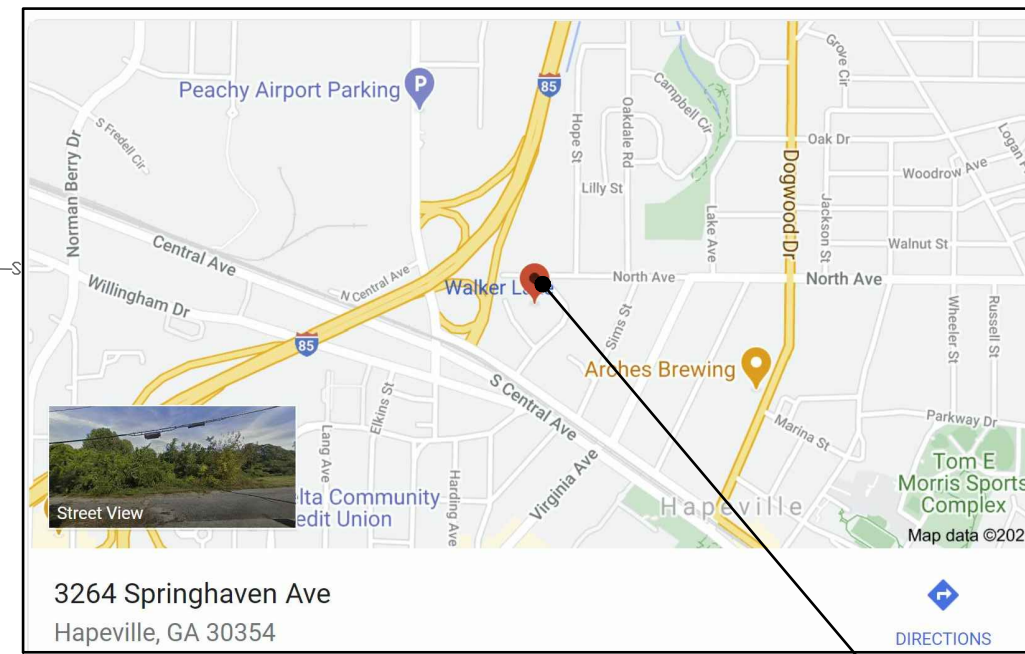
SCALE: 1" = 30'

DATE: 01-18-21

JOB NO. 21-002

SHEET 1 OF 2

TP-1



SITE LOCATION MAP

N.T.S.

SITE

PHASE ONE: INSTALL TREE
FENCE AND TREE REMOVAL

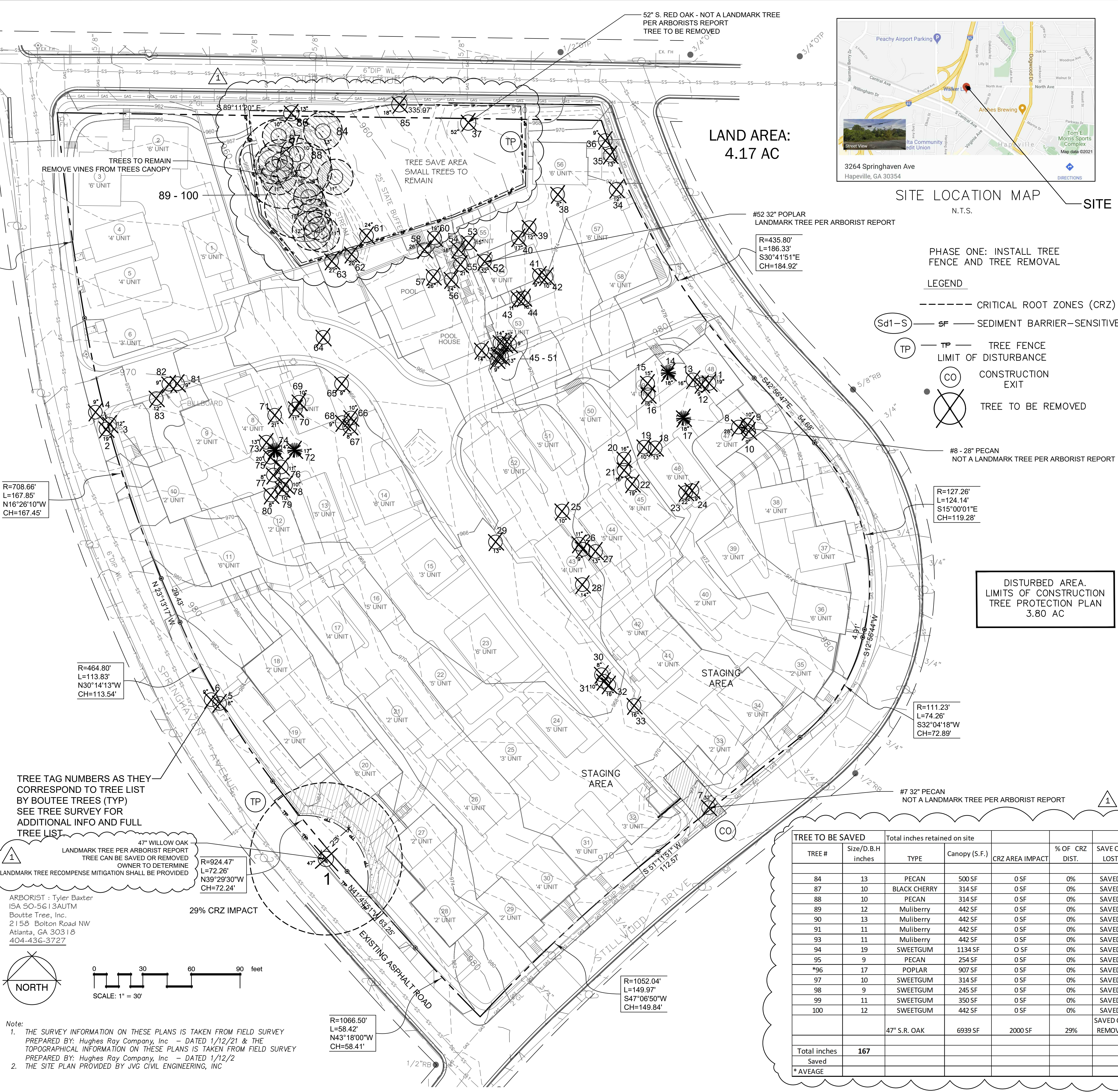
LEGEND

- CRITICAL ROOT ZONES (CRZ)
- Sd1-S SEDIMENT BARRIER-SENSITIVE
- TP TREE FENCE
- TP LIMIT OF DISTURBANCE
- CO CONSTRUCTION EXIT
- ⊗ TREE TO BE REMOVED

DISTURBED AREA.
LIMITS OF CONSTRUCTION
TREE PROTECTION PLAN
3.80 AC

TREE TO BE SAVED		Total inches retained on site		% OF CRZ		SAVE OR LOST
TREE #	Size/D.B.H inches	TYPE	Canopy (S.F.)	CRZ AREA IMPACT	DIST.	
84	13	PECAN	500 SF	0 SF	0%	SAVED
87	10	BLACK CHERRY	314 SF	0 SF	0%	SAVED
88	10	PECAN	314 SF	0 SF	0%	SAVED
89	12	Mulberry	442 SF	0 SF	0%	SAVED
90	13	Mulberry	442 SF	0 SF	0%	SAVED
91	11	Mulberry	442 SF	0 SF	0%	SAVED
93	11	Mulberry	442 SF	0 SF	0%	SAVED
94	19	SWEETGUM	1134 SF	0 SF	0%	SAVED
95	9	PECAN	254 SF	0 SF	0%	SAVED
96	17	POPLAR	907 SF	0 SF	0%	SAVED
97	10	SWEETGUM	314 SF	0 SF	0%	SAVED
98	9	SWEETGUM	245 SF	0 SF	0%	SAVED
99	11	SWEETGUM	350 SF	0 SF	0%	SAVED
100	12	SWEETGUM	442 SF	0 SF	0%	SAVED
Total inches		47" S.R. OAK	6939 SF	2000 SF	29%	SAVED OR REMOVE
Saved		167				
* AVERAGE						

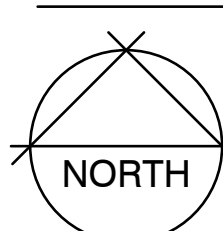
Client		Epic Development 3264 Springhaven Ave			
Arborist		Tyler Baxter, ISA 50-5613AUTM, Boutique Tree			
Date		12/22/2020 See Survey from HRC - Dated 12 January 2021			
Tag #	Species	DBH	Arborist Comments	Removed	Tree Save
1	Willow Oak	47	Utility Prune, Canopy Failure - Landmark Tree	Lost /Grading	
2	Bradford Pear	19	Undesirable	Lost /Grading	
3	Bradford Pear	12	Undesirable	Lost /Grading	
4	Mulberry	9	Undesirable	Lost /Grading	
5	Mulberry	9	Undesirable	Lost /Grading	
6	Mulberry	8	Undesirable	Lost /Grading	
7	Pecan	32	On Drain, Vines - Not a Landmark Tree See report	Lost /Grading	
8	Water Oak	28	Vines, Cavity on Trunk - Not a Landmark Tree See report	Lost /Grading	
9	Mimosa	10	Undesirable	Lost /Grading	
10	Sweet gum	9	Griddled with Vine, Vines +	Lost /Grading	
11	Water Oak	19	Vines +	Lost /Grading	
12	Dead Hardwood	9	Vines +, Dead	Lost /Grading	
13	Mulberry Red Oak	19	Griddled with Vines, Vines +	Lost /Grading	
14	Pine	18	Vines +	Lost /Grading	
15	Pecan	15	Vines +, Lean	Lost /Grading	
16	Sweet gum	16	Vines +, Suppressed	Lost /Grading	
17	Pine	18	Vines +	Lost /Grading	
18	Water Oak	13	Vines +, Suppressed	Lost /Grading	
19	Southern Red Oak	10	Griddled with Vine, Vines +	Lost /Grading	
20	Southern Red Oak	16	Vines +, Suppressed	Lost /Grading	
21	Water Oak	16	Vines +	Lost /Grading	
22	Southern Red Oak	19	Vines +	Lost /Grading	
23	Water Oak	22	Vines	Lost /Grading	
24	Mimosa	9	Undesirable	Lost /Grading	
25	Bradford Pear	10	Undesirable, Lean, Vines	Lost /Grading	
26	Bradford Pear	9711	Undesirable, Double Trunk	Lost /Grading	
27	Bradford Pear	13	Undesirable, Lean	Lost /Grading	
28	Water Oak	14	Vines	Lost /Grading	
29	Bradford Pear	13	Undesirable, Lean	Lost /Grading	
30	Bradford Pear	8	Undesirable, Lean, Vines	Lost /Grading	
31	Mulberry	10	Undesirable, Lean, Vines	Lost /Grading	
32	Mulberry	16	Undesirable, Vines	Lost /Grading	
33	Bradford Pear	15	Undesirable, Vines -	Lost /Grading	
34	Poplar	12	Vines, Slope	Lost /Grading	
35	Mimosa	13	Undesirable	Lost /Grading	
36	Sweet gum	9	Vines, Slope	Lost /Grading	
37	Southern Red Oak	52	Vines, Canopy Failure, Slope, Cavities - not a LM tree	Lost /Grading	
38	Mimosa	8	Undesirable	Lost /Grading	
39	Sweet gum	12	Vines, Slope, Fungi present	Lost /Grading	
40	Water Oak	17	Vines, Slope, Fungi present	Lost /Grading	
41	Mulberry	9	Fallen	Lost /Grading	
42	Bradford Pear	10	Undesirable, Lean, Vines, Slope	Lost /Grading	
43	Sweet gum	11	Vines, Slope, Suppressed	Lost /Grading	
44	Sweet gum	18	Lean, Vines, Canopy Failure	Lost /Grading	
45	Sweet gum	14	Vines, Lean, Slope	Lost /Grading	
46	Sweet gum	9	Vines, Lean, Slope	Lost /Grading	
47	Sweet gum	15	Vines, Lean, Slope	Lost /Grading	
48	Sweet gum	15	Vines, Lean, Slope	Lost /Grading	
49	Sweet gum	13	Vines, Lean, Slope	Lost /Grading	
50	Sweet gum	9	Vines, Lean, Slope	Lost /Grading	
51	Mimosa	15	Undesirable	Lost /Grading	
52	Poplar	32	Vines +, Healthy Canopy - Landmark Tree	Lost /Grading	
53	Poplar	15	Low LCR	Lost /Grading	
54	Poplar	16	Low LCR, Culvert	Lost /Grading	
55	Poplar	21	V Union, Vines, Culvert	Lost /Grading	
56	Poplar	24	Culvert, Unbalanced Canopy	Lost /Grading	
57	Poplar	25	Culvert, Unbalanced Canopy, Vines -	Lost /Grading	
58	Poplar	20	Culvert, Unbalanced Canopy, Vines -	Lost /Grading	
59	Poplar	28	Culvert, Vines	Lost /Grading	
60	Poplar	19	Culvert, Vines Unbalanced Canopy	Lost /Grading	
61	Water Oak	24	Culvert, Vines Unbalanced Canopy	Lost /Grading	
62	Poplar	20	Culvert, Vines Unbalanced Canopy	Lost /Grading	
63	Elm	27	Culvert, Lean +, Vines, Uprooting	Lost /Grading	
64	Bradford Pear	11	Undesirable, tagged with ribbon but not on site plan	Lost /Grading	
65	Bradford Pear	9	Undesirable	Lost /Grading	
66	Mimosa	10	Undesirable	Lost /Grading	
67	Sweet gum	8	Vines, Lean	Lost /Grading	
68	Black Cherry	9	Dead	Lost /Grading	
69	Water Oak	10	Unopen Canopy, Suppressed	Lost /Grading	
70	Sweet gum	11	Low LCR, Suppressed	Lost /Grading	
71	Poplar	21	Vines +, Healthy Canopy	Lost /Grading	
72	Poplar	17	Low LCR, Vines	Lost /Grading	
73	Poplar	13	Seam w/ cavity	Lost /Grading	
74	Pine	14	Vines, Suppressed	Lost /Grading	
75	Poplar	20	Vines, Healthy Canopy	Lost /Grading	
76	Sweet gum	11	Vines, Healthy Canopy	Lost /Grading	
77	Water Oak	8	Lean, Vines +	Lost /Grading	
78	Water Oak	10	Lean, Vines +, Unbalanced Canopy	Lost /Grading	
79	Water Oak	10	Lean, Vines +, Unbalanced Canopy	Lost /Grading	
80	Mimosa	8	Undesirable	Lost /Grading	
81	Water Oak	9	Lean, Vines	Lost /Grading	
82	Bradford Pear	9	Undesirable	Lost /Grading	
83	Water Oak	12	Vines +, Billboard	Lost /Grading	
84	Pecan	18	Vines +, Culvert, Lean	Lost /Grading	
85	Pecan	18	Utility Prune, Sidewalk Impacting Root Plate, Health	remove	
86	Mulberry	11	Undesirable	remove	
87	Black Cherry	10	Broken Top, Vines	Saved	
88	Pecan	12	Lean +, Edge of Creek, Uprooting	Saved	
89	Mulberry	12	Falling @ Base, Undesirable	Saved	
90	Mulberry	13	Falling @ Base, Undesirable	Saved	
91	Mulberry	11	Falling @ Base, Undesirable	Saved	
92	Poplar	28	Inside Creek, Lean, Vines -	Saved	
93	Mulberry	11	Lean +, Canopy Failure	Saved	
94	Sweet gum	19	Vines, Healthy Canopy	Saved	
95	N/T	9	Middle of Creek, Lean	Saved	
96	N/T	16-18	Middle of Creek, Lean	Saved	
97	Sweet gum	10	Vines, Creekside	Saved	
98	Sweet gum	9	Vines, Creekside	Saved	
99	Sweet gum	11	Vines, Creekside	Saved	
100	Sweet gum	12	Vines, Lean	Saved	



TREE TAG NUMBERS AS THEY
CORRESPOND TO TREE LIST
BY BOUTEE TREES (TYP)
SEE TREE SURVEY FOR
ADDITIONAL INFO AND FULL
TREE LIST

47" WILLOW OAK
LANDMARK TREE PER ARBORIST REPORT
TREE CAN BE SAVED OR REMOVED
OWNER TO DETERMINE
LANDMARK TREE RECOMPENSE MITIGATION SHALL BE PROVIDED

ARBORIST : Tyler Baxter
ISA 50-5613AUTM
Boutique Tree, Inc.
2158 Bolton Road NW
Atlanta, GA 30318
404-436-3727



0 30 60 90 feet
SCALE: 1" = 30'

Notes:
1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: Hughes Roy Company, Inc. DATED 1/12/21 & THE
TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: Hughes Roy Company, Inc. DATED 1/12/2
2. THE SITE PLAN PROVIDED BY JVG CIVIL ENGINEERING, INC

R=1066.50'
L=58.42'
N43°18'00"W
CH=58.41'

R=1052.04'
L=149.97'
S47°06'50"W
CH=149.84'

#7 32" PECAN
NOT A LANDMARK TREE PER ARBORIST REPORT

#8 - 28" PECAN
NOT A LANDMARK TREE PER ARBORIST REPORT

R=435.80'
L=186.33'
S30°41'51"E
CH=184.92'

R=127.26'
L=124.14'
S15°00'01"E
CH=119.28'

R=111.23'
L=74.26'
S32°04'18"W
CH=72.89'

R=708.66'
L=167.85'
N16°26'10"W
CH=167.45'

R=464.80'
L=113.83'
N30°14'13"W
CH=113.54'

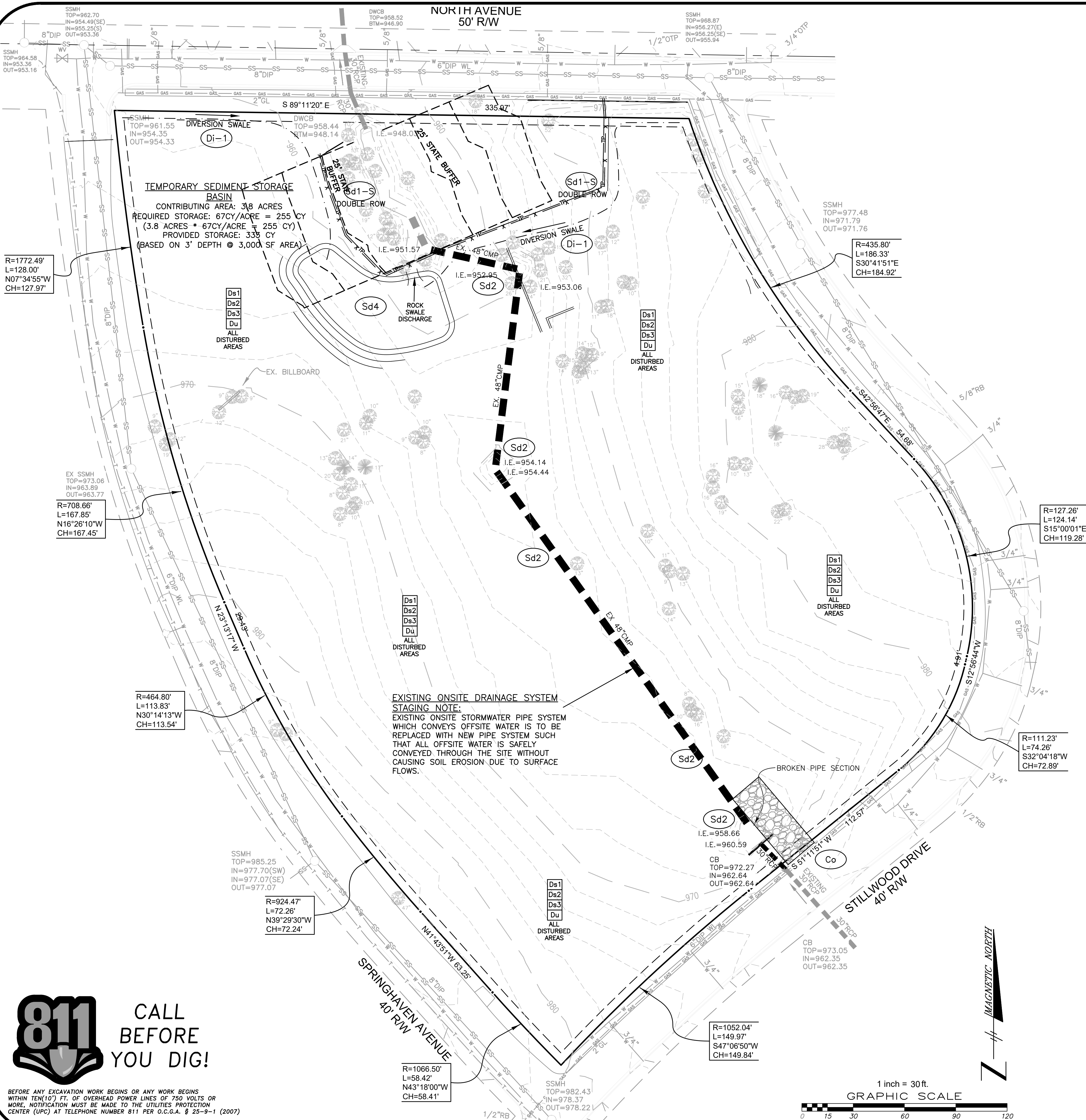
LAND AREA:
4.17 AC

#52 32" POPLAR
LANDMARK TREE PER ARBORIST REPORT



CALL
BEFORE
YOU DIG!

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)



LIMITS OF DISTURBANCE NOTE:
SILT-FENCE TO SERVE AS LIMITS OF DISTURBANCE WHERE NO "LIMIT OF DISTURBANCE" LINE IS DEPICTED ON THIS PLAN

EROSION & SEDIMENT CONTROL LEGEND:

- Co CONSTRUCTION EXIT
- Du DUST CONTROL
- Ds1 MULCHING
- Ds2 TEMPORARY SEEDING
- Ds3 PERMANENT VEGETATION
- Ss STEEP SLOPE STABILIZATION
- St STORM OUTLET PROTECTION
- Sd1-S SEDIMENT BARRIER - WIRE REINFORCED FOR SENSITIVE AREAS
- Sd2 INLET SEDIMENT TRAP
- Sd4 TEMPORARY SEDIMENT BASIN

LINE LEGEND:

- X X X X X SILT FENCE
- TP LIMIT OF DISTURBANCE

NOTE:
SEE ADDITIONAL SHEETS FOR EROSION CONTROL NOTES, DETAILS, AND CERTIFICATIONS.

TOTAL LAND DISTURBANCE: 3.80 ACRES

NOTE:
ANY TRACKING OF DIRT, SILT, MUD, ETC. ON TO A STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.

"EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED."

"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES."

"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

"ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

"ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION."

"BIOTA IMPAIRED" STREAM SEGMENT NOTES:

1. THIS SITE DISCHARGES WITHIN 1 LINEAR MILE OF A "BIOTA IMPAIRED" STREAM SEGMENT AS DESCRIBED BY THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION AND THIS IS REQUIRED TO IMPLEMENT FOUR (4) OF THE BEST MANAGEMENT PRACTICES DESCRIBED WITHIN SECTION II.C.2 OF THE GAR 100001 PERMIT. PER THE TMDL IMPLEMENTATION PLAN, SEDIMENT LOSS INTO THE DOWNSTREAM WATERS ARE TO BE LIMITED. THE 4 ADDITIONAL BMP'S TO BE IMPLEMENTED ON THIS SITE ARE AS FOLLOWS:

1. THE DISTANCE BETWEEN THE DOWNSTREAM UNDISTURBED STREAM BUFFER AND THE SITE DISTURBANCE IS AT LEAST TWICE THE DISTANCE OF THE REQUIRED 25' BUFFER.
2. TOTAL SUSPENDED SOLIDS TESTING (TURBIDITY) IS TO BE PERFORMED AFTER EVERY 0.5" RAINFALL EVENT. THIS IS TO BE COMPLETED EVEN IF THE FIRST SAMPLING PROVIDES A PASSING RESULT.
3. CERTIFIED PERSONNEL SHALL CONDUCT WEEKLY STORMWATER SAMPLING EVEN AS RESIDENTIAL SAMPLING EXEMPTION IS ALLOWED BY THE GAR 100001 PERMIT.
4. APPLY THE APPROPRIATE GEORGIA DEPARTMENT OF TRANSPORTATION APPROVED EROSION CONTROL MATTING OR BLANKETS OR BONDED FIBER MATRIX TO ALL SLOPES STEEPER THAN 3:1.

24 HOUR EROSION CONTROL CONTACT*

NAME: _____
CELL #: _____

*CONTACT IS TO BE REPRESENTATIVE OF CONTRACTOR/PRIMARY PERMITTEE.



ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

PHASE I EROSION, SEDIMENT,
AND POLLUTION CONTROL PLAN
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
No.	Revision/Issue	Date

JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet	C7
Date	9/16/2019		
Scale	1"=30'		



LIMITS OF DISTURBANCE NOTE:
SILT-FENCE TO SERVE AS LIMITS OF DISTURBANCE
WHERE NO "LIMIT OF DISTURBANCE" LINE IS DEPICTED
ON THIS PLAN

EROSION & SEDIMENT CONTROL LEGEND:

- Co CONSTRUCTION EXIT
- Du DUST CONTROL
- Ds1 MULCHING
- Ds2 TEMPORARY SEEDING
- Ds3 PERMANENT VEGETATION
- Ss STEEP SLOPE STABILIZATION
- St STORM OUTLET PROTECTION
- Sd1-S SEDIMENT BARRIER - WIRE REINFORCED FOR SENSITIVE AREAS
- Sd2 INLET SEDIMENT TRAP
- Sd4 TEMPORARY SEDIMENT BASIN

LINE LEGEND:

- X X X X X SILT FENCE
- TP LIMIT OF DISTURBANCE

NOTE:
SEE ADDITIONAL SHEETS FOR EROSION CONTROL NOTES,
DETAILS, AND CERTIFICATIONS.

TOTAL LAND DISTURBANCE: 3.80 ACRES

NOTE:
ANY TRACKING OF DIRT, SILT, MUD, ETC. ON TO A STREET
WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.

"EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE
INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND
MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED."

"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY
THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES
AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING
ACTIVITIES."

"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF
FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE
FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND
SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL
OR TREAT THE SEDIMENT SOURCE."

"ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14
DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

"ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE
STABILIZED WITH PERMANENT VEGETATION."

"BIOTA IMPAIRED" STREAM SEGMENT NOTES:

1. THIS SITE DISCHARGES WITHIN 1 LINEAR MILE OF A "BIOTA IMPAIRED" STREAM
SEGMENT AS DESCRIBED BY THE GEORGIA ENVIRONMENTAL PROTECTION
DIVISION AND THIS IS REQUIRED TO IMPLEMENT FOUR (4) OF THE BEST
MANAGEMENT PRACTICES DESCRIBED WITHIN SECTION III.C.2 OF THE GAR
100001 PERMIT. PER THE TMDL IMPLEMENTATION PLAN, SEDIMENT LOSS INTO
THE DOWNSTREAM WATERS ARE TO BE LIMITED. THE 4 ADDITIONAL BMPs TO BE
IMPLEMENTED ON THIS SITE ARE AS FOLLOWS:

1. THE DISTANCE BETWEEN THE DOWNSTREAM UNDISTURBED STREAM BUFFER
AND THE SITE DISTURBANCE IS AT LEAST TWICE THE DISTANCE OF THE
REQUIRED 25' BUFFER.
2. TOTAL SUSPENDED SOLIDS TESTING (TURBIDITY) IS TO BE PERFORMED
AFTER EVERY 0.5" RAINFALL EVENT. THIS IS TO BE COMPLETED EVEN IF THE
FIRST SAMPLING PROVIDES A PASSING RESULT.
3. CERTIFIED PERSONNEL SHALL CONDUCT WEEKLY STORMWATER SAMPLING
EVEN AS RESIDENTIAL SAMPLING EXEMPTION IS ALLOWED BY THE GAR
100001 PERMIT.
4. APPLY THE APPROPRIATE GEORGIA DEPARTMENT OF TRANSPORTATION
APPROVED EROSION CONTROL MATTING OR BLANKETS OR BONDED FIBER
MATRIX TO ALL SLOPES STEEPER THAN 3:1.

811 CALL
BEFORE
YOU DIG!

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS
WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR
MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION
CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)

PHASE II EROSION, SEDIMENT,
AND POLLUTION CONTROL PLAN
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
No.	Revision/Issue	Date

JVG
Civil Engineering

1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

**24 HOUR EROSION
CONTROL CONTACT***

NAME: _____
CELL #: _____

*CONTACT IS TO BE REPRESENTATIVE
OF CONTRACTOR/PRIMARY PERMITTEE.

GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
Jonathan D Hicks
Level II Certified Design Professional
30
CERTIFICATION NUMBER 0000010467
ISSUED: 05/27/2018 EXPIRES: 05/27/2021

ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

Project	190916	Sheet	C7.1
Date	9/16/2019		
Scale	1"=30'		



LIMITS OF DISTURBANCE NOTE:
SILT-FENCE TO SERVE AS LIMITS OF DISTURBANCE
WHERE NO "LIMIT OF DISTURBANCE" LINE IS DEPICTED
ON THIS PLAN

- EROSION & SEDIMENT CONTROL LEGEND:**
- Co CONSTRUCTION EXIT
 - Du DUST CONTROL
 - Ds1 MULCHING
 - Ds2 TEMPORARY SEEDING
 - Ds3 PERMANENT VEGETATION
 - Ss STEEP SLOPE STABILIZATION
 - St STORM OUTLET PROTECTION
 - Sd1-S SEDIMENT BARRIER - WIRE REINFORCED FOR SENSITIVE AREAS
 - Sd2 INLET SEDIMENT TRAP
 - Sd4 TEMPORARY SEDIMENT BASIN

LINE LEGEND:

- X X X X X SILT FENCE
- TP LIMIT OF DISTURBANCE

NOTE:
SEE ADDITIONAL SHEETS FOR EROSION CONTROL NOTES,
DETAILS, AND CERTIFICATIONS.

TOTAL LAND DISTURBANCE: 3.80 ACRES

NOTE:
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AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING
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FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE
FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND
SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL
OR TREAT THE SEDIMENT SOURCE."

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DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

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STABILIZED WITH PERMANENT VEGETATION."

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SEGMENT AS DESCRIBED BY THE GEORGIA ENVIRONMENTAL PROTECTION
DIVISION AND THUS IS REQUIRED TO IMPLEMENT FOUR (4) OF THE BEST
MANAGEMENT PRACTICES DESCRIBED WITHIN SECTION III.C.2 OF THE GAR
100001 PERMIT. PER THE TMDL IMPLEMENTATION PLAN, SEDIMENT LOSS INTO
THE DOWNSTREAM WATERS ARE TO BE LIMITED. THE 4 ADDITIONAL BMPs TO BE
IMPLEMENTED ON THIS SITE ARE AS FOLLOWS:

1. THE DISTANCE BETWEEN THE DOWNSTREAM UNDISTURBED STREAM BUFFER
AND THE SITE DISTURBANCE IS AT LEAST TWICE THE DISTANCE OF THE
REQUIRED 25' BUFFER.

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AFTER EVERY 0.5" RAINFALL EVENT. THIS IS TO BE COMPLETED EVEN IF THE
FIRST SAMPLING PROVIDES A PASSING RESULT.

3. CERTIFIED PERSONNEL SHALL CONDUCT WEEKLY STORMWATER SAMPLING
EVEN AS RESIDENTIAL SAMPLING EXEMPTION IS ALLOWED BY THE GAR
100001 PERMIT.

4. APPLY THE APPROPRIATE GEORGIA DEPARTMENT OF TRANSPORTATION
APPROVED EROSION CONTROL MATTING OR BLANKETS OR BONDED FIBER
MATRIX TO ALL SLOPES STEEPER THAN 3:1.

811 CALL BEFORE YOU DIG!

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS
WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR
MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION
CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)

Jonathan D Hicks
Level II Certified Design Professional
30
CERTIFICATION NUMBER 0000010467
ISSUED: 05/27/2018 EXPIRES: 05/27/2021

24 HOUR EROSION CONTROL CONTACT*

NAME: _____
CELL #: _____

*CONTACT IS TO BE REPRESENTATIVE
OF CONTRACTOR/PRIMARY PERMITTEE.

ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVJ CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

PHASE III EROSION, SEDIMENT,
AND POLLUTION CONTROL PLAN
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
No.	Revision/Issue	Date

JVJ Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet	
Date	9/16/2019		
Scale	1"=20'		

C7.2

EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN (ES&PC):

THIS PLAN WAS PREPARED AS REQUIRED BY NPDES GENERAL PERMIT NUMBER GAR 100001. THESE PLAN SHEETS AS WELL AS ALL OF THE REQUIREMENTS OF THE GENERAL PERMIT AS WELL AS LOCAL, STATE, AND FEDERAL REGULATIONS OR LAWS APPLY REGARDLESS OF SPECIFIC INCLUSIONS IN THIS PLAN.

SITE DESCRIPTION:

1. DEVELOPER WILL OVERSEE ALL SITE CONSTRUCTION LOCATED WITHIN THE PROPERTY LOCATED AT THE STILLWOOD FARM DEVELOPMENT WITHIN FULTON COUNTY, GEORGIA. THE TOTAL LAND DISTURBANCE WITHIN THE ENTIRE DEVELOPMENT INCLUDES 3.80 ACRES.
2. THIS PROPERTY IS CURRENTLY DEVELOPED. THIS SITE IS WITHIN 200' OF STATE WATERS STREAMS.
3. CONSTRUCTION WILL BEGIN WITH PLACEMENT OF PERIMETER SILT PROTECTION BARRIERS AND CONSTRUCTION ENTRANCE. AFTER THESE EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN INSTALLED, CLEARING AND DEMOLITION OF VEGETATION AND EXISTING SITE IMPROVEMENTS WILL COMMENCE IN AREAS THAT ARE TO BE DISTURBED. THE SITE WILL THEN BE GRADE AND UTILITIES WILL BE TRENCHED, ONCE BROUGHT TO FINAL GRADE, THE PARKING LOT WILL BE PAVED WHILE ALL OTHER EXPOSED AREAS WILL BE STABILIZED WITH VEGETATION OR STRUCTURES.
4. STORMWATER RUNOFF FROM THIS DEVELOPMENT WILL BE DETAINED IN THE PROPOSED TEMPORARY SEDIMENT BASINS. DISCHARGED RUNOFF WILL FLOW THROUGH AN EXISTING ONSITE SWALE THAT WILL CONVEY THE DISCHARGE DOWNSTREAM. THE POST DEVELOPED STORMWATER RUNOFF WILL BE TREATED TO REMOVE 80% OF THE TOTAL SUSPENDED SOLIDS WITHIN TWO PROPOSED WATER QUALITY TREATMENT SYSTEMS.
5. THIS SITE IS ZONED RESIDENTIAL.
6. GROSS ACREAGE OF LAND DISTURBANCE IS 4.17 ACRES.
7. RUNOFF COEFFICIENT:
PREDEVELOPED COMBINED RUNOFF CURVE NUMBER: 62.5
POST DEVELOPED COMBINED RUNOFF CURVE NUMBER: 62.5 (POST ATTENUATION AVERAGE)
8. NRCS SOIL TYPES:
-SEE SOIL REPORT ON SHEET C7.5
9. INITIAL RECEIVING WATERS ARE AN UNNAMED TRIBUTARY OF SOUTH RIVER LOCATED APPROXIMATELY 3000 FT DOWNSTREAM OF THE SITE. THE RECEIVING WATERS ARE AN UNNAMED TRIBUTARY OF THE SOUTH RIVER.
10. APPENDIX 'B' RATIONALE: PER APPENDIX 'B' THE MAXIMUM ALLOWABLE NTU INCREASE IN THE DISCHARGED STORMWATER IS 75 NTU.
11. AMENDMENTS AND REVISIONS TO THE EROSION AND SEDIMENT CONTROL PLAN WHICH EFFECT BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
12. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 TO 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
13. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
14. SANITARY WASTE TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE COUNTY, STATE, AND FEDERAL REQUIREMENTS.
15. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

REPORTING:

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT A SUMMARY OF THE MONITORING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART I.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS, SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
3. ALL MONITORING RESULTS SHALL INCLUDE THE FOLLOWING INFORMATION:
 - A. THE DATE, EXACT PLACE, AND TIME OF SAMPLING OR MEASUREMENTS;
 - B. THE NAME(S) OF THE INDIVIDUAL(S) WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
 - C. THE DATE(S) ANALYSES WERE PERFORMED;
 - D. THE TIME(S) ANALYSES WERE INITIATED;
 - E. THE NAME(S) OF THE INDIVIDUAL(S) WHO PERFORMED THE ANALYSES;
 - F. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED; AND
 - G. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS.
 - H. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU."

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION:

FOR STAND ALONE PROJECTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMP'S HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AND DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITH SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED

DATE OF INSPECTION

I CERTIFY THAT THE SITE WAS IN COMPLIANCE WITH THE ES&PC PLAN ON THE DATE OF INSPECTION.

GSWCC LEVEL II DESIGN PROFESSIONAL

CERTIFICATION #

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN:

THESE DEFICIENCIES MUST BE ADDRESSED IMMEDIATELY AND A RE-INSPECTION SCHEDULED WORK SHALL NOT PROCEED ON THE SITE UNTIL DESIGN PROFESSIONAL CERTIFICATION IS OBTAINED.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION EXIT HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT. SEE SHEET C7 FOR CONSTRUCTION EXIT LOCATION AND DETAILS. THE PAVED STREET ADJACENT TO THE SITE EXIT WILL BE INSPECTED DAILY FOR TRACKING OF MUD, DIRT OR ROCK. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

ONSITE BUILDING MATERIAL STORAGE

THE SITE MUST CONTAIN A TEMPORARY STORAGE BUILDING OR CONTAINER (PROTECTED FROM RAIN), TO COVER BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE FOLLOWING MATERIALS ARE EXPECTED ONSITE DURING CONSTRUCTION: CONCRETE PRODUCTS, ASPHALT, PETROLEUM BASED FUELS AND LUBRICANTS FOR EQUIPMENT, TAR, METAL BUILDING MATERIALS, LUMBER, SHEET ROCK, FLOOR COVERINGS, ELECTRICAL WIRE AND FIXTURES, PAINTS/STAIN/FINISHING TREATMENTS, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CLEANING SOLVENTS, PESTICIDES, FERTILIZERS, HERBICIDES, CRUSHED STONE, PLASTIC AND METAL PIPES.

SPILL PREVENTION

PRACTICES SUCH AS GOOD HOUSEKEEPING, PROPER HANDLING OF HAZARDOUS PRODUCTS AND PROPER SPILL CONTROL PRACTICES WILL BE FOLLOWED TO REDUCE THE RISK OF SPILLS AND SPILLS FROM DISCHARGING INTO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

1. QUANTITIES OF PRODUCTS STORED ONSITE WILL BE LIMITED TO THE AMOUNT NEEDED FOR THE JOB.
2. PRODUCTS AND MATERIALS WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM RAINFALL, WHERE POSSIBLE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER LABELS LEGIBLE AND VISIBLE.
4. PRODUCT MIXING, DISPOSAL, OR PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR WILL INSPECT SUCH MATERIALS TO ENSURE PROPER USE, STORAGE AND DISPOSAL.

PRODUCT SPECIFIC PRACTICES

PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THE INCLUDES ONSITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAMINANT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

POINT/SINKHOLE/SOLVENTS - ALL PRODUCTS WILL BE STORED IN A TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

SPILL CLEANUP AND CONTROL PRACTICES

- LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
- MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 48 HOURS AT 1-800-426-2675.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS GREATER THAN 100 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 690 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAMINANT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

INSPECTIONS:

A. PERMITTEE REQUIREMENTS.

- (1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT; (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING; AND (C) MEASURE RAINFALL ONCE EACH 24 HOUR PERIOD AT THE SITE. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

- (2). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST); (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

- (3). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION, THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).

- (4). BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

- (5). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.(4). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND THIS PERMIT. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G. OF THIS PERMIT.

COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

THE CONTRACTOR WILL OBTAIN COPIES OF ANY AND ALL LOCAL AND STATE REGULATIONS THAT ARE APPLICABLE TO STORM WATER RUNOFF, EROSION CONTROL, AND POLLUTION PREVENTION. THE CONTRACTOR AT THIS JOB SITE AND WILL COMPLY FULLY WITH SUCH REGULATIONS. THE CONTRACTOR WILL SUBMIT WRITTEN EVIDENCE OF SUCH COMPLIANCE IF REQUESTED BY THE OWNER OR ANY AGENT OF A REGULATORY BODY. THE CONTRACTOR WILL COMPLY WITH ALL CONDITIONS OF ANY AND ALL LOCAL, STATE AND FEDERAL AGENCIES HAVE GOVERNING AUTHORITY, INCLUDING THE CONDITIONS RELATED TO MAINTAINING THE EVIDENCE AND EVIDENCE OF COMPLIANCE WITH THE ES&PC AT THE JOB SITE AND ALLOWING REGULATORY PERSONNEL ACCESS TO THE JOB SITE AND TO RECORDS IN ORDER TO DETERMINE COMPLIANCE.

CERTIFICATION

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES MEETS THE DESIGN REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

CERTIFIED BY OPERATOR

SAMPLING REQUIREMENTS:

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

A. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

- (1) A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS, WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;
- (2) A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;
- (3). WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE MONITORED, A RATIONALE MUST BE INCLUDED FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND
- (4). ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

B. SAMPLE TYPE. ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

- (1). SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
- (2). SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
- (3). LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
- (4). MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.
- (5). SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

C. SAMPLING POINTS.

- (1). FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALLS, OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALLS, SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:
 - (A). THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.
 - (B). THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.
 - (C). IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNEL(S).
 - (D). CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL.
 - (E). THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.
 - (F). THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.
- (6). PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS INTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL, GCLL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIP RAP, GABIONS, PERMANENT MULCHES OR GEOTEXTILES) HAVE BEEN USED. PERMANENT VEGETATION SHALL CONSIST OF: PLANTED TREES, SHRUBS, PERENNIAL VINES; A CROP OF PERENNIAL VEGETATION APPROPRIATE FOR THE TIME OF YEAR AND REGION; OR A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION. FINAL STABILIZATION APPLIES TO EACH PHASE OF CONSTRUCTION.
- (H). ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIDING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS II.D.3. OR II.D.4., WHICHEVER IS APPLICABLE.

RETENTION OF RECORDS:

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:
 - A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
 - B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
 - C. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
 - D. A COPY OF ALL MONITORING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
 - E. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.(4) OF THIS PERMIT;
 - F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART II.D.2. OF THIS PERMIT; AND
 - G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.(1)(C) OF THIS PERMIT.
2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, REPORTS, PLANS, MONITORING REPORTS, MONITORING INFORMATION, INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

D. SAMPLING FREQUENCY.

- (1). THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, SAMPLES MUST BE TAKEN WITHIN FORTY-FIVE (45) MINUTES OF:
 - (A) THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT, IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL HAS BEGUN AT OR PRIOR TO THE ACCUMULATION, OR
 - (B) THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT.
- (2). HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.
- (3). SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING EVENTS:

- (A). FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS* (MONDAY THRU FRIDAY, 8:00 AM TO 5:00 PM AND SATURDAY 8:00 AM TO 5:00 PM, EXCLUDING ALL NON-WORKING FEDERAL HOLIDAYS, WHEN CONSTRUCTION ACTIVITY IS BEING CONDUCTED BY THE PRIMARY PERMITTEE) THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;
- (B). IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS* THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;
- (C). AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMP'S ARE FOUND TO BE PROPERLY DESIGNED, INSTALLED AND MAINTAINED, NO FURTHER ACTION IS REQUIRED. IF BMP'S IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DETERMINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMP'S ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED; AND
- (D). EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE, SHALL CONTINUE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING AT ANY TIME OF THE DAY OR WEEK.

*NON-STORM WATER DISCHARGES, EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER LISTED IN PART III.A.2. OF THIS PERMIT THAT ARE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE IDENTIFIED IN THE PLAN. THE PLAN SHALL IDENTIFY AND ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORM WATER COMPONENT(S) OF THE DISCHARGE.

MAINTENANCE & INSPECTION OF EROSION & SEDIMENT CONTROLS

MAINTENANCE

THE FOLLOWING BEST MANAGEMENT PRACTICE MAINTENANCE CRITERIA ARE TAKEN FROM THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," FIFTH EDITION.

CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5 - 3.5 INCH STONE, AS DEMANDS CHANGE. DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

RETROFIT STRUCTURES SHALL BE KEPT CLEAR OF TRASH AND DEBRIS. THIS WILL REQUIRE CONTINUOUS MONITORING AND MAINTENANCE, WHICH INCLUDES SEDIMENT REMOVAL WHEN ONE-THIRD OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST.

SEDIMENT SHALL BE REMOVED FROM SILT FENCES ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. FILTER BARRIERS SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY SIX MONTHS).

SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY. FOR EXCAVATED INLET SEDIMENT TRAPS, SEDIMENT SHALL BE REMOVED WHEN ONE-HALF OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST TO SEDIMENT ACCUMULATION.

SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN.

WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ILT DISTURBED AREAS AROUND THE INLET.

REPAIR OIL DAMAGES CAUSED TO TEMPORARY SEDIMENT BASINS BY SOIL EROSION OR CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT REACHED THE SPECIFIED DISTANCE BELOW THE TOP OF THE RISER. SEDIMENT SHALL NOT ENTER ADJACENT STREAMS OR DRAINAGE WAYS DURING SEDIMENT REMOVAL OR DISPOSAL. THE SEDIMENT SHALL NOT BE DEPOSITED DOWNSTREAM FROM THE EMBANKMENT, ADJACENT TO A STREAM OR FLOODPLAIN.

IMPACT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

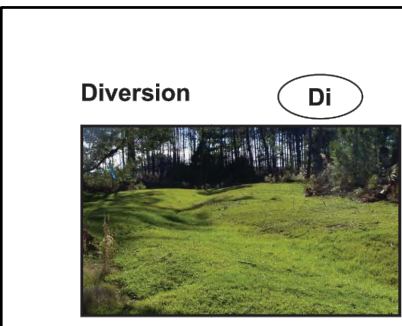
ROUGHENED AREAS SHALL BE SEEDDED AND MULCHED AS SOON AS POSSIBLE TO OBTAIN OPTIMUM SEED GERMINATION AND SEEDING GROWTH.

MULCH OR TEMPORARY GROSSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGLE EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT MUST BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 100% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 100% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS, IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

PERMANENT VEGETATION SHALL BE APPLIED IMMEDIATELY TO ROUGH GRADED AREAS THAT WILL BE UNDISTURBED FOR LONGER THAN SIX MONTHS. THIS PRACTICE OR SODDING SHALL BE APPLIED IMMEDIATELY TO ALL AREAS AT FINAL GRADE. FINAL STABILIZATION MEANS THAT ALL SOIL DISTURBING ACTIVITIES OF THE SITE HAVE BEEN COMPLETED, AND THAT FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, AT LEAST 70% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIP RAP, GABIONS, PERMANENT MULCHES OR GEOTEXTILES) HAVE BEEN EMPLOYED. PERMANENT VEGETATION SHALL CONSIST OF: PLANTED TREES, SHRUBS, PERENNIAL VINES; A CROP OF PERENNIAL VEGETATION APPROPRIATE FOR THE REGION, SUCH THAT WITHIN THE GROWING SEASON A 70% COVER BY PERENNIAL VEGETATION SHALL BE ACHIEVED. FINAL STABILIZATION APPLIES TO EACH PHASE OF CONSTRUCTION. UNTIL THIS STANDARD IS SATISFIED AND PERMANENT CONTROL MEASURES AND FACILITIES ARE OPERATIONAL, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL NOT BE REMOVED.

ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVG CIVIL



Diversion

DI

DEFINITION

A ridge of compacted soil, constructed above, across or below a slope.

PURPOSE

To reduce the erosion of steep, or otherwise highly erodible areas by reducing slope lengths, intercepting storm runoff and diverting it to a stable outlet at a non-erosive velocity.

CONDITIONS

Diversion are applicable when:

1. Runoff from higher areas is at the potential for damaging property, causing erosion, controlling topography, flooding, interfering with or preventing the establishment of vegetation on lower slopes.

2. Surface water/shallow subsurface flow is damaging sloping upland.

3. The length of slope needs to be reduced so that soil loss will be reduced to a minimum.

This standard applies to temporary and permanent diversions in developments involving land-disturbing activities.

DESIGN CRITERIA

Location

Diversion location shall be determined by considering outlet conditions, topography, land use, soil type, length of slope, steep slopes (when average is a problem), and the development layout. Diversions should be tailored to fit the conditions for a particular field and local soil types.

Adviser consists of two components that must be designed - the ridge and the channel.

Ridge Design

The ridge shall be compacted and designed to have a minimum slope of 2:1. The ridge shall be a minimum width of 6" feet at the design water elevation after settlement. Its design shall allow ten percent for settlement.

Channel Design

Land slope must be taken into consideration when choosing channel dimensions. On the steeper slopes, narrow and deep channels may be required. On the more gentle slopes, broad, shallow channels usually are applicable. The wide, shallow section will be easier to maintain. Since sediment deposition is often a problem in diversions, the designed flow velocity should be kept as high as the channel lining will permit.

Table 6-17.1 indicates the storm frequency required for the design of the diversion. The required storm frequency is based on the purpose of the diversion. The storm frequency is used to determine the required channel capacity, Q (peak rate of runoff).

The channel portion of the diversion may have a parabolic or trapezoidal cross-section. Detailed information for the design of these channels is provided in the specification **W- Stormwater Conveyance Channel**.

Outlets

Way an outlet must have an adequate outlet. The outlet may be a constructed or natural waterway, a roadside vegetative ditch or a stabilized open channel. In all cases, the outlet must be designed to handle the flow without an erosion problem. Protected outlets shall be constructed and stabilized prior to construction of the diversion.

Stabilization

Channels shall be stabilized in accordance with Item 5 of the construction specifications.

Diversion For Roads and Utility Rights - of Right

A detailed design is not required for this type of diversion. Diversions installed to divert water

off a road or right-of-way shall consist of a series of compacted ridges of soil running diagonally across the road at a 30° angle. Ridges are constructed by excavating a channel up-slope for this type of diversion.

The compacted ridge height shall be 6" to 12" above the original road surface. The channel depth shall be 6" to 12" below the original road surface. Channel bottoms and ridge tops shall be smooth enough to be crossed by vehicular traffic. The maximum spacing between diversions shall be as follows:

Use 30 ft for storm diversion.
Use 10 yrs or the storm for the storm frequency specified in Title 12 of the Official Code of Georgia Annotated.

Stable outlets shall be provided for each diversion.

CONSTRUCTION SPECIFICATIONS

1. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the diversion.

2. The diversion shall be excavated or shaped to line, grade, and cross section as required to meet the criteria specified herein and free of irregularities that will impede normal flow.

3. All fills shall be machine compacted as needed to prevent unequal settlement that would cause damage in the completed diversion.

4. All earth removed and not needed in construction shall be spread or disposed of so that it will not interfere with the functioning of the diversion.

5. Diversion channel shall be stabilized in accordance with specification **Ch- Channel Stabilization**.

TYPICAL DIVERSION ACROSS ROAD CROSS SECTION

Figure 6-17.1

Figure 6-17.1

Table 6-17.1, Diversion Design Criteria

Diversion Type Land or Improvement Protected Storm Frequency* Freeboard Minimum Top Width

Temporary Construction areas Building sites 10 yrs 0.3' 4'

Permanent Landscaped, recreation and similar areas 25 yrs 0.3' 4'

Dwellings, schools, commercial bldgs, and similar installations 50 yrs 0.5' 4'

Use 30 ft for storm diversion.
Use 10 yrs or the storm for the storm frequency specified in Title 12 of the Official Code of Georgia Annotated.

Stable outlets shall be provided for each diversion.

CONSTRUCTION SPECIFICATIONS

1. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the diversion.

2. The diversion shall be excavated or shaped to line, grade, and cross section as required to meet the criteria specified herein and free of irregularities that will impede normal flow.

3. All fills shall be machine compacted as needed to prevent unequal settlement that would cause damage in the completed diversion.

4. All earth removed and not needed in construction shall be spread or disposed of so that it will not interfere with the functioning of the diversion.

5. Diversion channel shall be stabilized in accordance with specification **Ch- Channel Stabilization**.

Figure 6-17.2

Figure 6-17.2

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Figure 6-17.2

Figure 6-17.2

Figure 6-17.2

SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

COMPLETE THE APPROPRIATE DETAIL DRAWING FOR THE CHANNEL CROSS-SECTION OF CHOICE:

TOP WIDTH = ____ FT ROSE WIDTH = ____ FT (4 FT MINIMUM)

DEPTH OF FLOW = ____ FT

ROSE HEIGHT = ____ FT

FREEBOARD = ____ FT

ROSE WIDTH = ____ FT (4 FT MINIMUM)

ROSE HEIGHT = ____ FT

FREEBOARD = ____ FT

ROSE WIDTH = ____ FT (4 FT MINIMUM)

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FREEBOARD = ____ FT

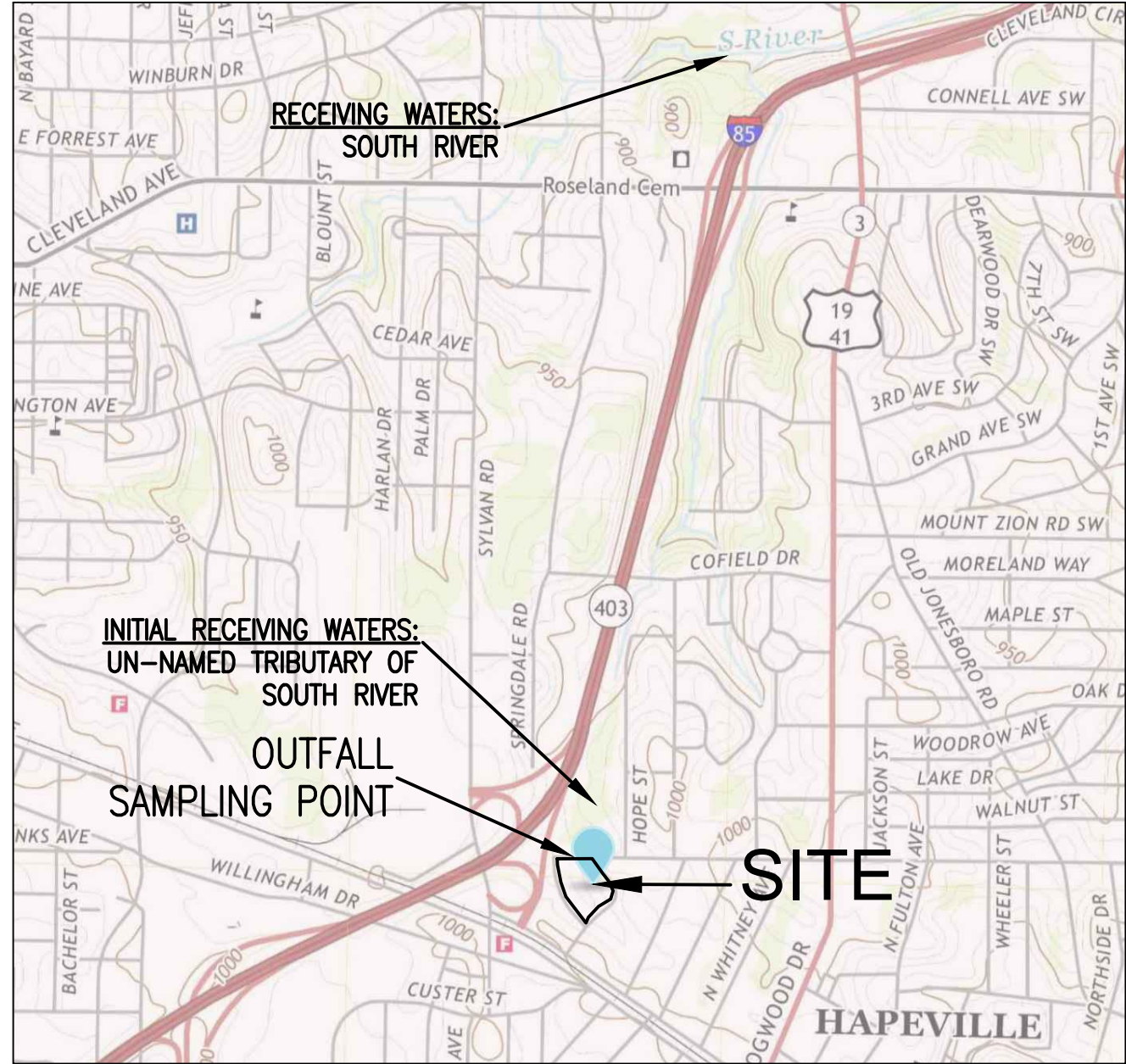
ROSE WIDTH = ____ FT (4 FT MINIMUM)

ROSE HEIGHT = ____ FT

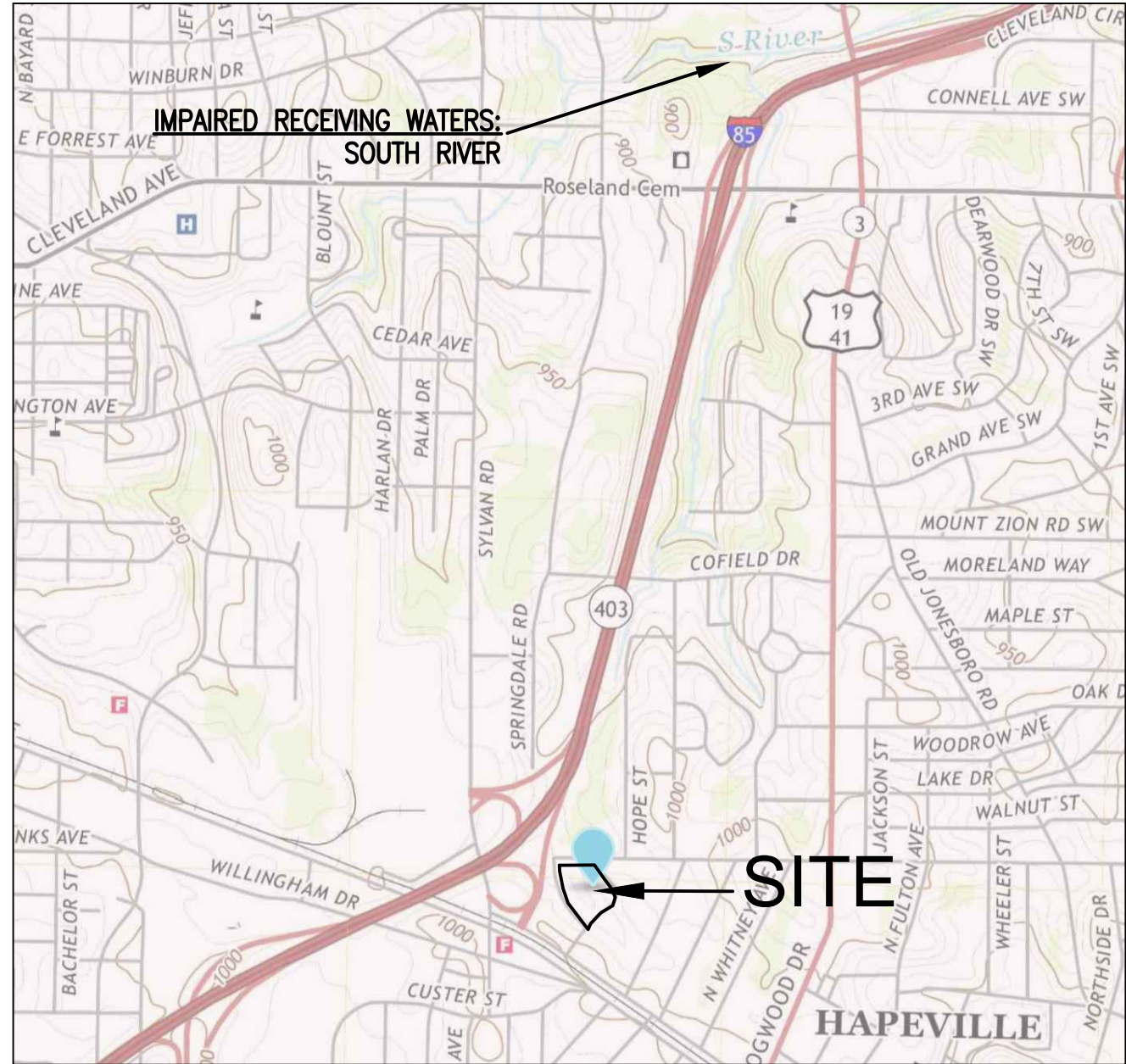
FREEBOARD = ____ FT

ROSE WIDTH = ____ FT (4 FT MINIMUM)

ROSE HEIGHT = ____ FT



1 RECEIVING WATERS AND OUTFALL LOCATION MAP
PLAN / SCALE 1"=1300'



2 SOUTH RIVER IMPAIRED STREAM LOCATION MAP
PLAN / SCALE 1"=1300'

"BIOTA IMPAIRED" STREAM SEGMENT NOTES:

1. THIS SITE DISCHARGES WITHIN 1 LINEAR MILE OF A "BIOTA IMPAIRED" STREAM SEGMENT AS DESCRIBED BY THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION AND THUS IS REQUIRED TO IMPLEMENT FOUR (4) OF THE BEST MANAGEMENT PRACTICES DESCRIBED WITHIN SECTION III.C.2 OF THE GAR 100001 PERMIT. PER THE TMDL IMPLEMENTATION PLAN, SEDIMENT LOSS INTO THE DOWNSTREAM WATERS ARE TO BE LIMITED. THE 4 ADDITIONAL BMP'S TO BE IMPLEMENTED ON THIS SITE ARE AS FOLLOWS:

1. THE DISTANCE BETWEEN THE DOWNSTREAM UNDISTURBED STREAM BUFFER AND THE SITE DISTURBANCE IS AT LEAST TWICE THE DISTANCE OF THE REQUIRED 25' BUFFER.
2. TOTAL SUSPENDED SOLIDS TESTING (TURBIDITY) IS TO BE PERFORMED AFTER EVERY 0.5" RAINFALL EVENT. THIS IS TO BE COMPLETED EVEN IF THE FIRST SAMPLING PROVIDES A PASSING RESULT.
3. CERTIFIED PERSONNEL SHALL CONDUCT WEEKLY STORMWATER SAMPLING EVEN AS RESIDENTIAL SAMPLING EXEMPTION IS ALLOWED BY THE GAR 100001 PERMIT.
4. APPLY THE APPROPRIATE GEORGIA DEPARTMENT OF TRANSPORTATION APPROVED EROSION CONTROL MATTING OR BLANKETS OR BONDED FIBER MATRIX TO ALL SLOPES STEEPER THAN 3:1.

ENGINEER CONTACT:

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1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982

24 HOUR EROSION CONTROL CONTACT*

NAME: _____
CELL #: _____

*CONTACT IS TO BE REPRESENTATIVE OF CONTRACTOR/PRIMARY PERMITTEE.

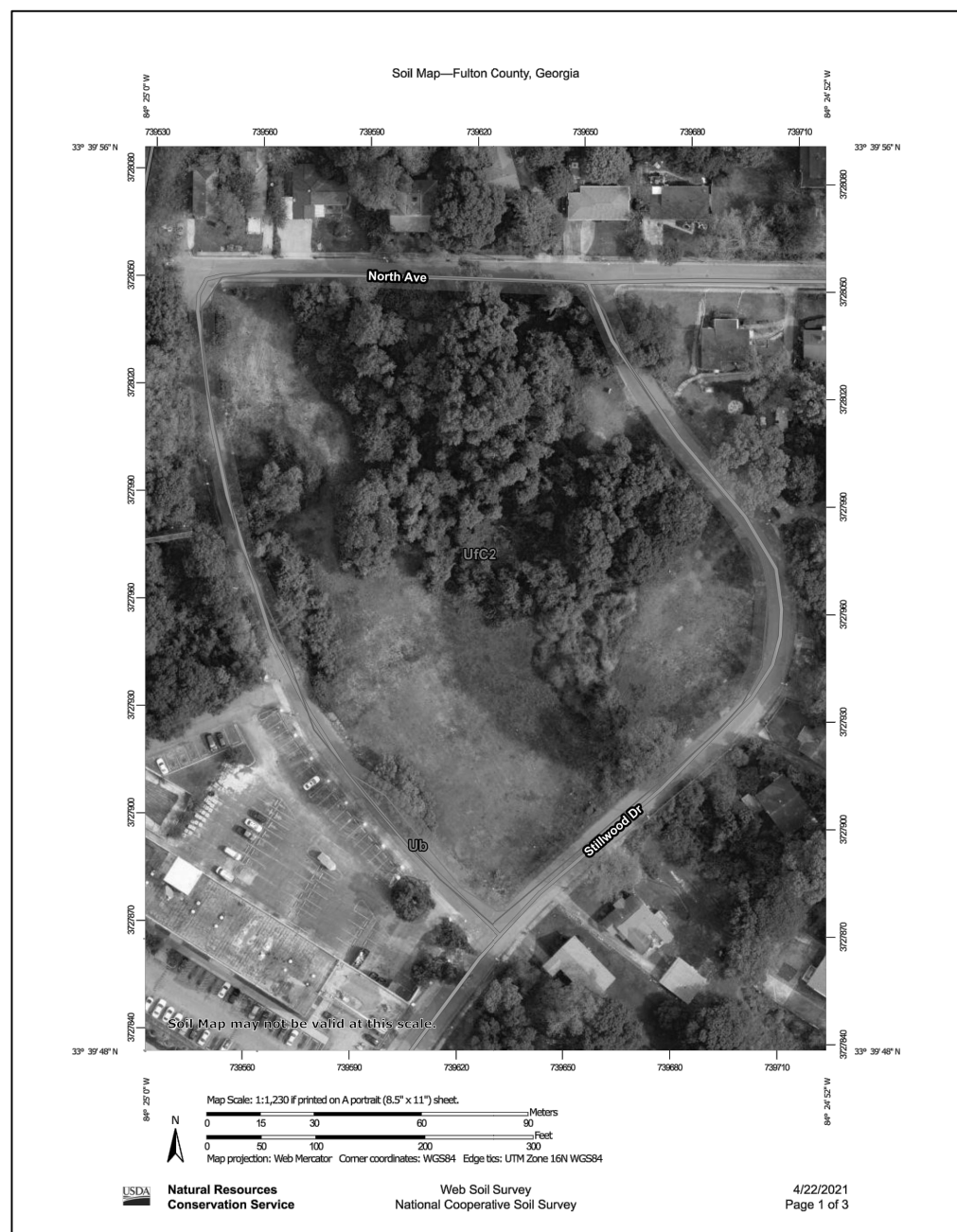
EROSION, SEDIMENT, AND POLLUTION CONTROL PLAN DETAILS FOR STILLWOOD FARM LAND LOT 98, 14TH DISTRICT THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
No.	Revision/Issue	Date

JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project	190916	Sheet
Date	9/16/2019	C7.5
Scale	NA	



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ub	Urban land	0.0	0.9%
UIC2	Urban land-Ceal complex, 2 to 10 percent slopes, moderately eroded	4.8	99.1%
Totals for Area of Interest		4.8	100.0%

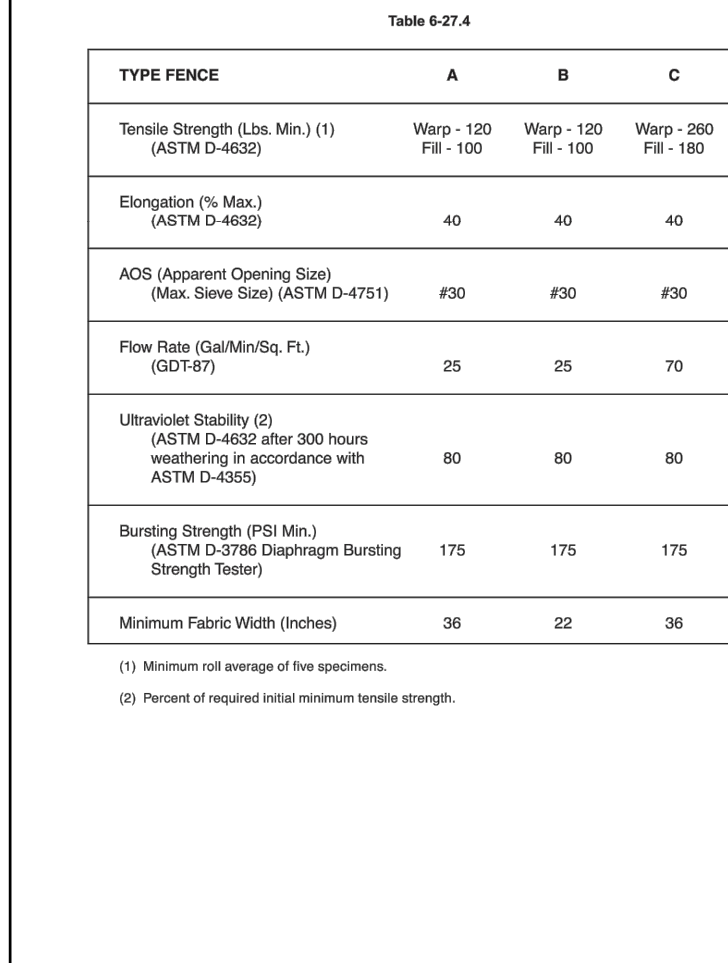
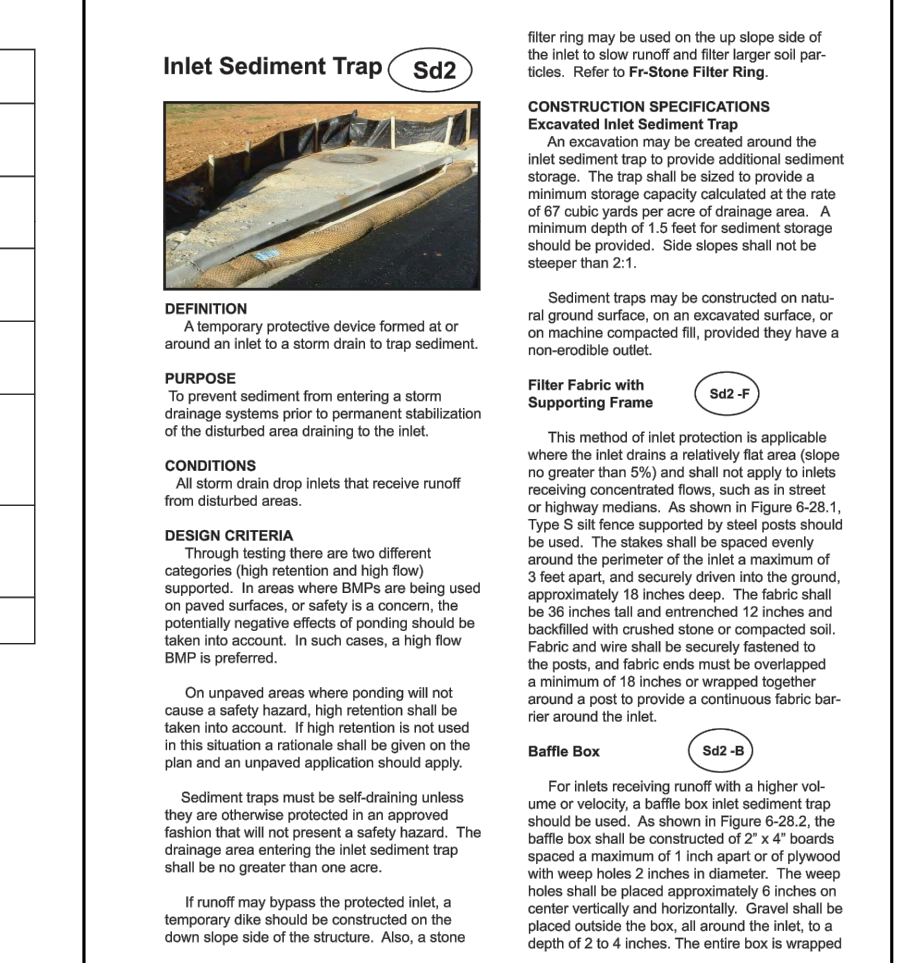
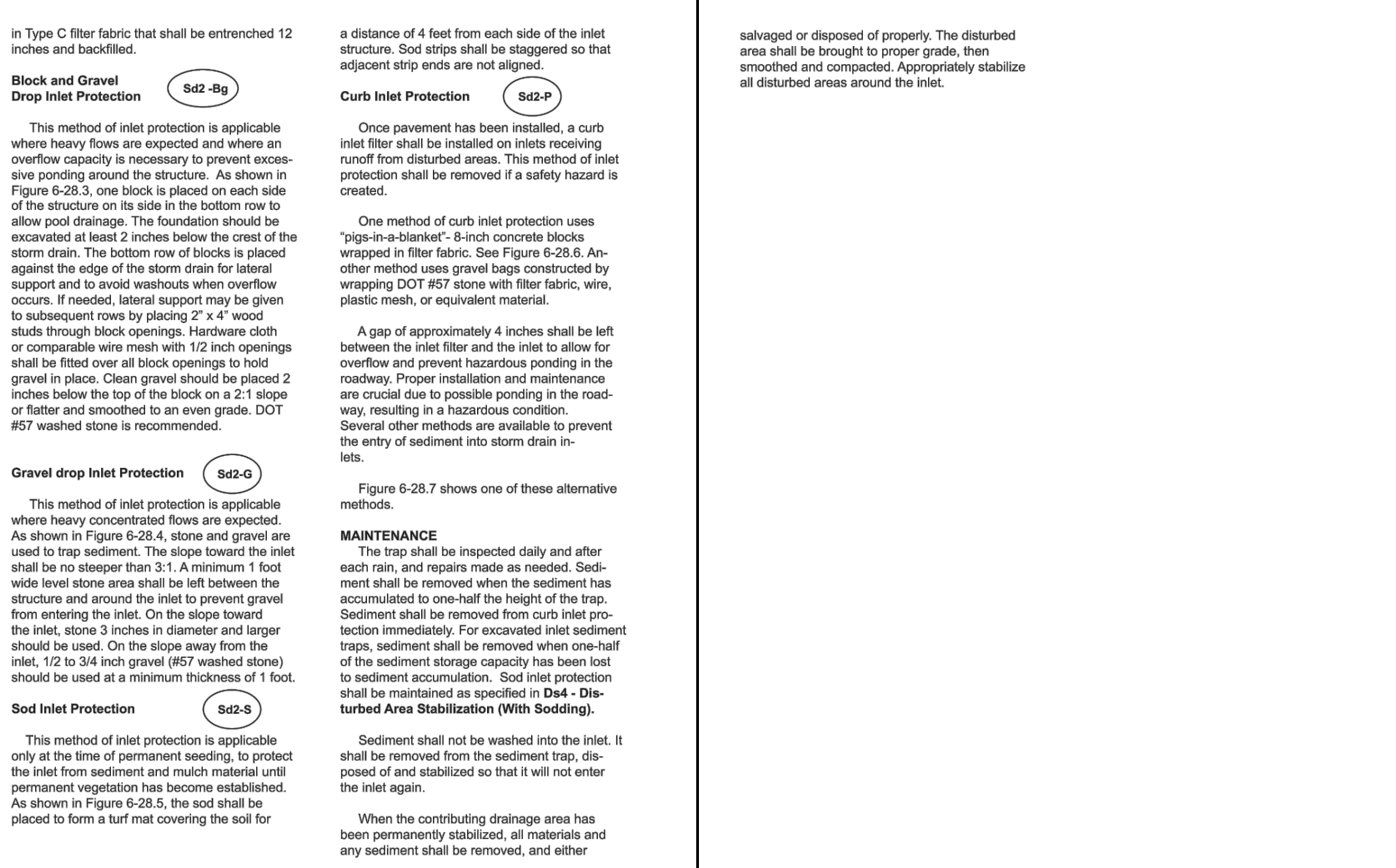
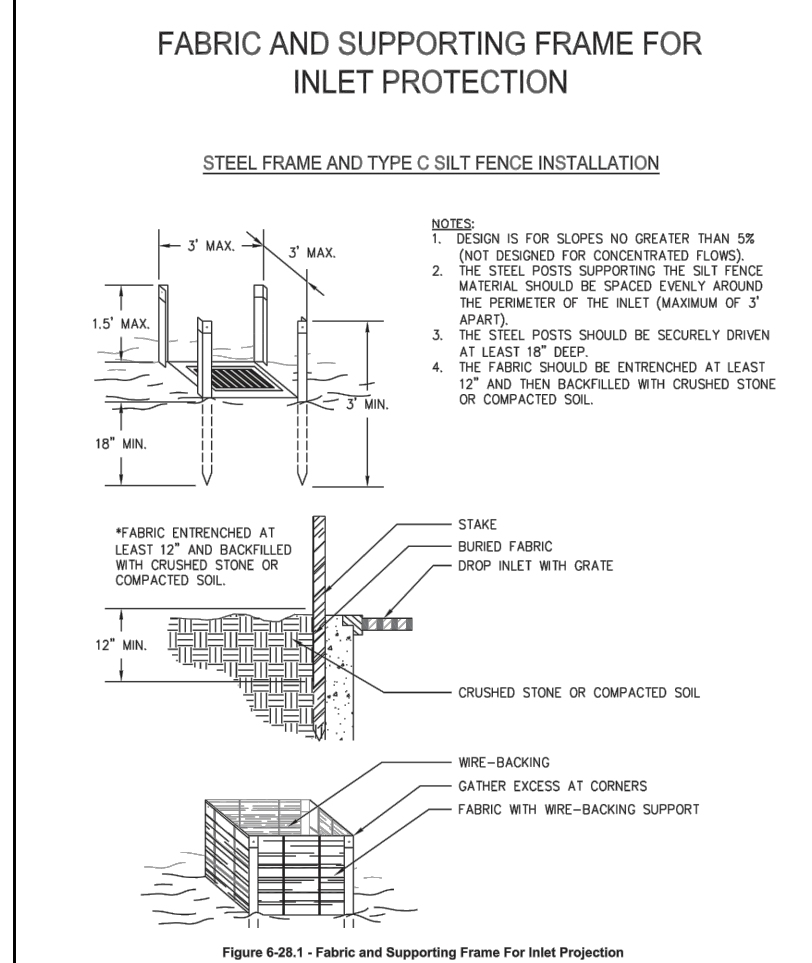
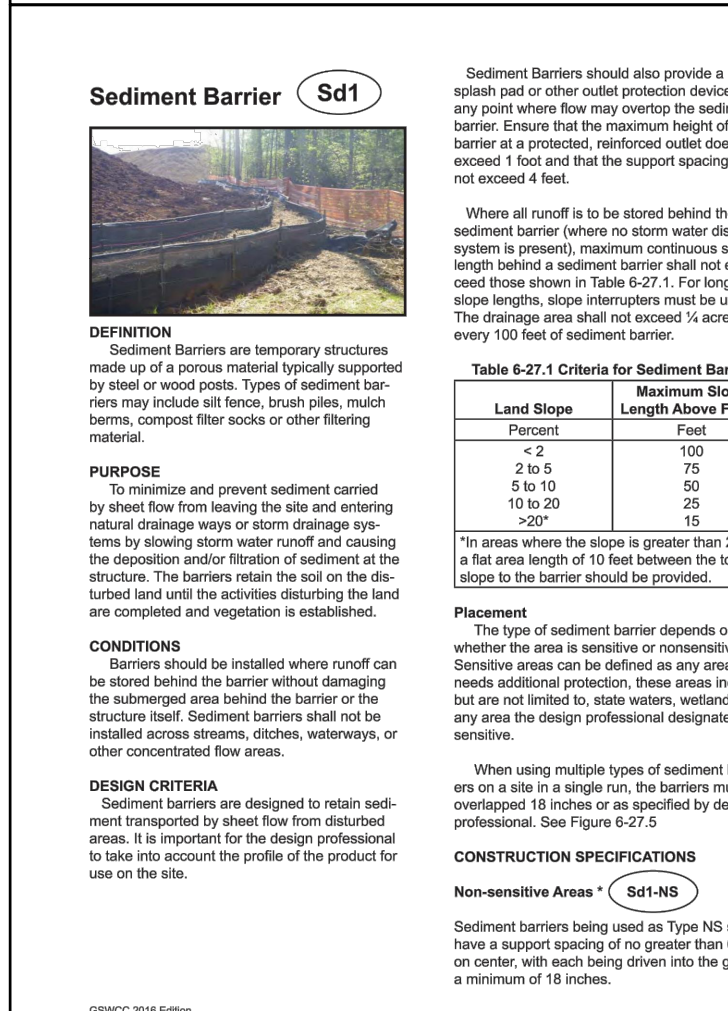
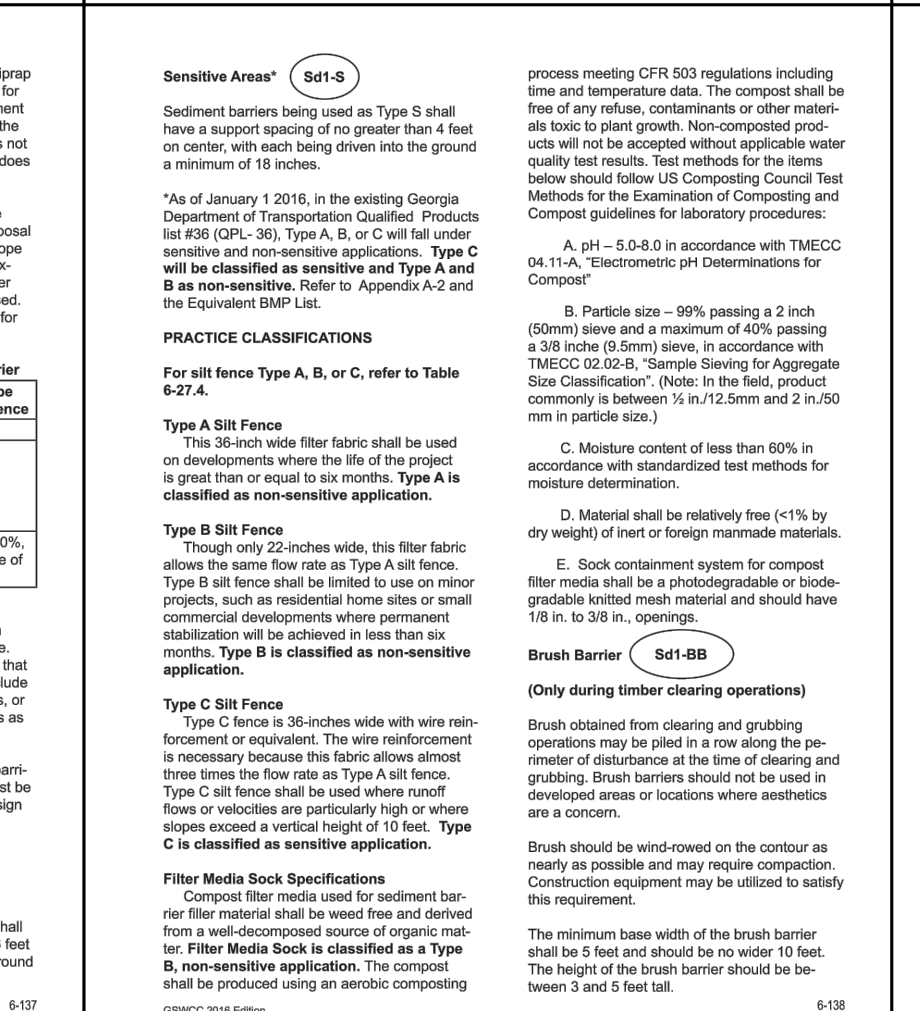
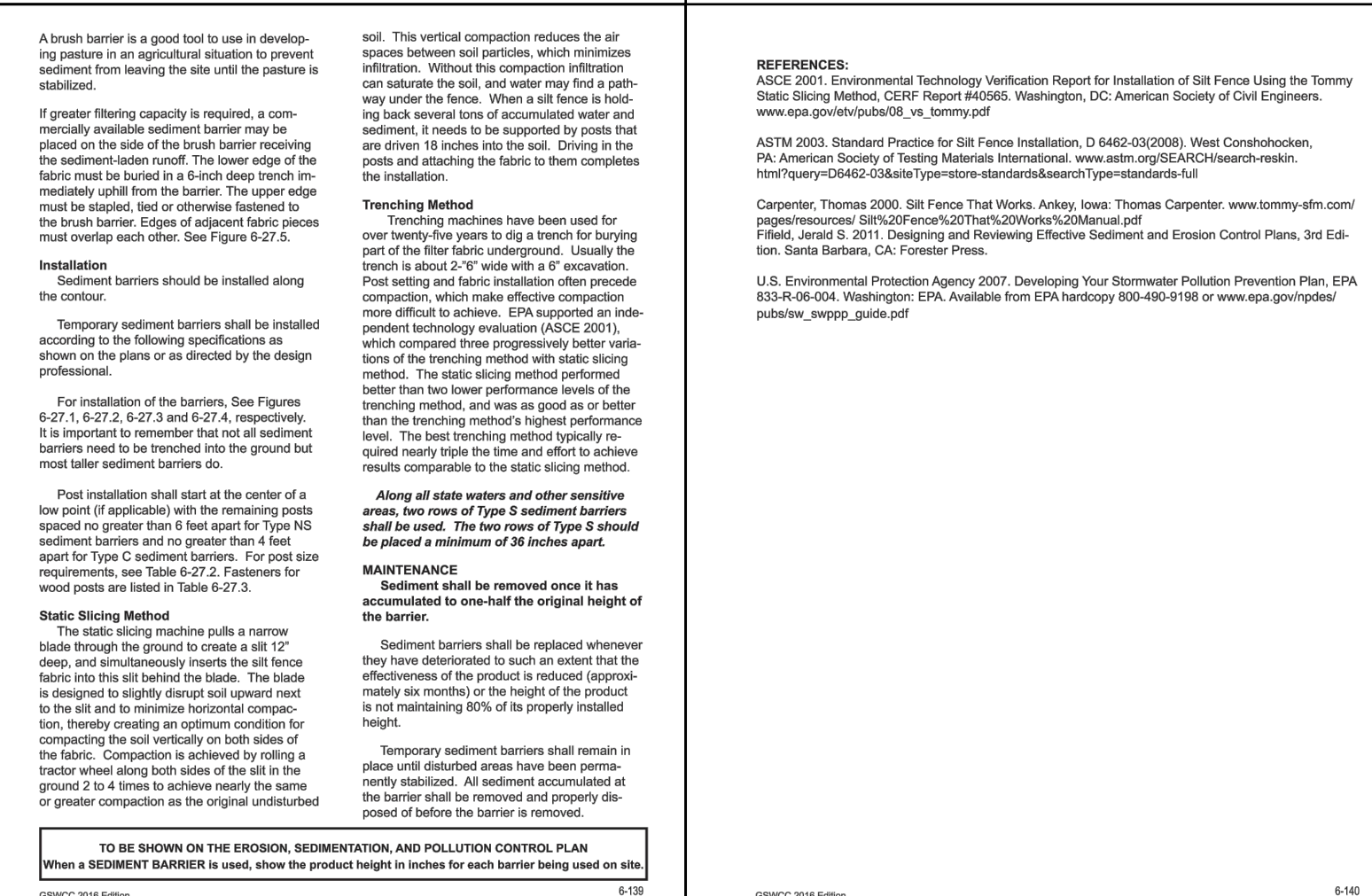
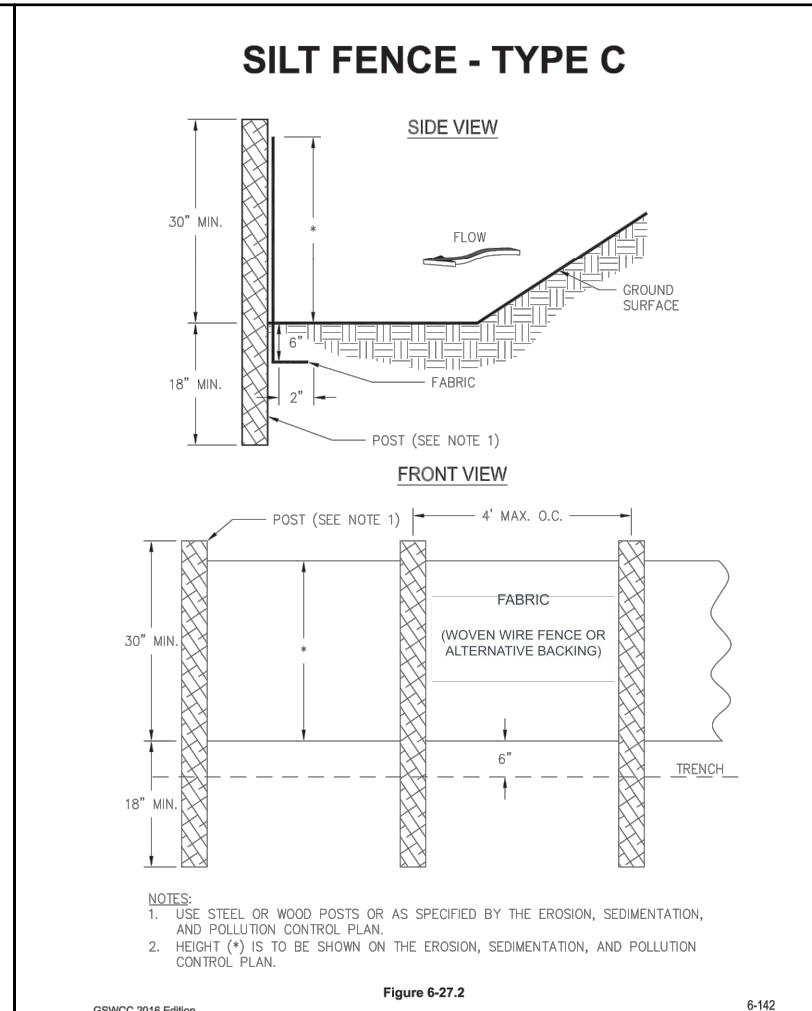
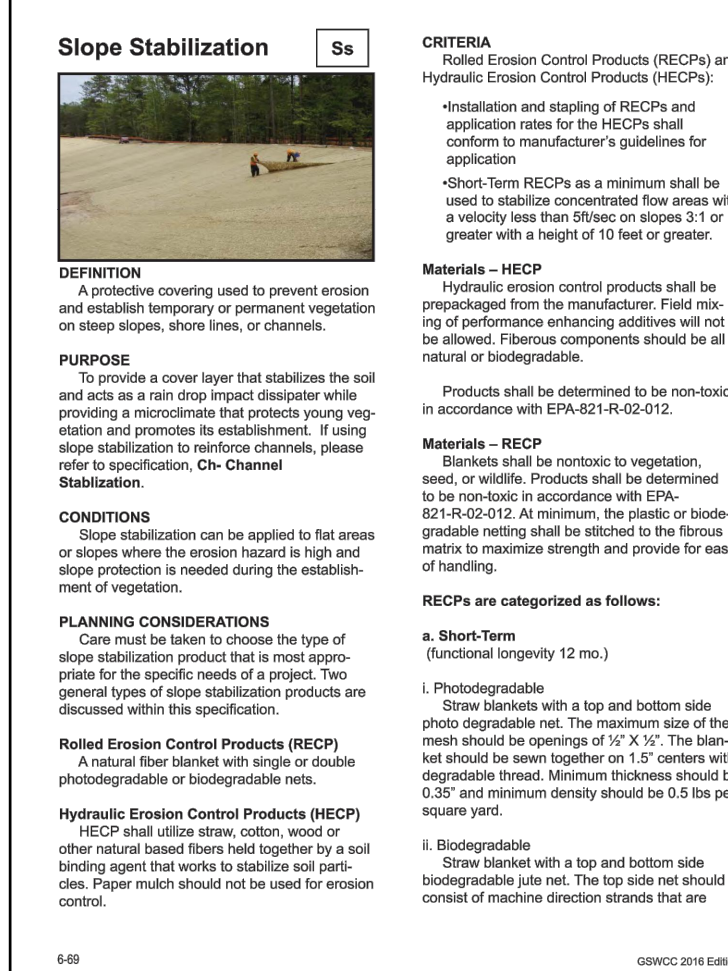
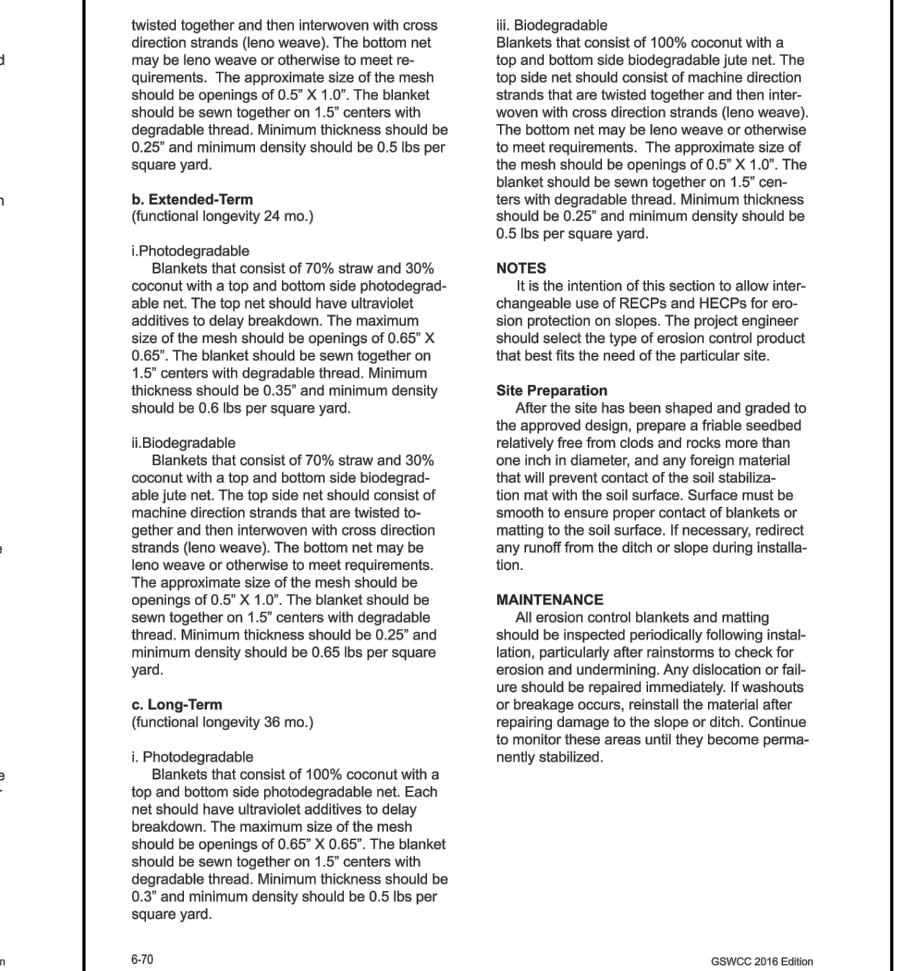
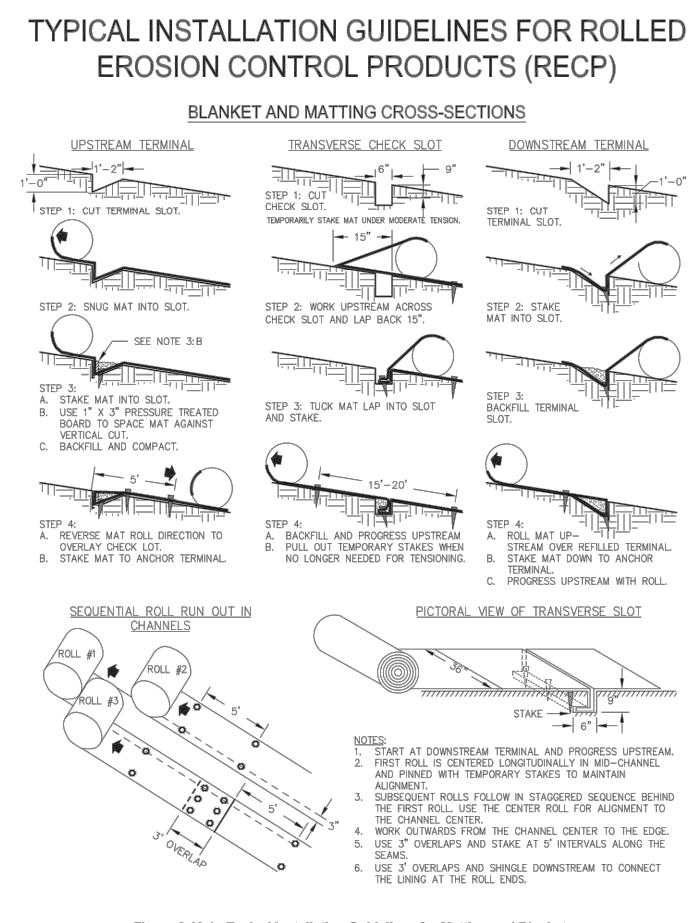
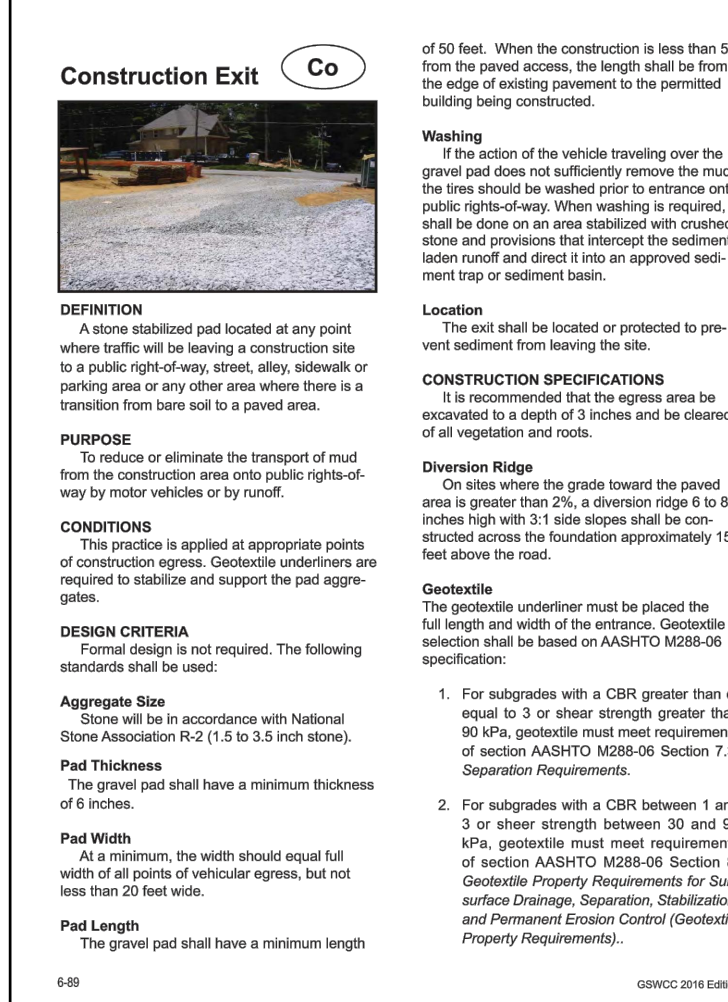
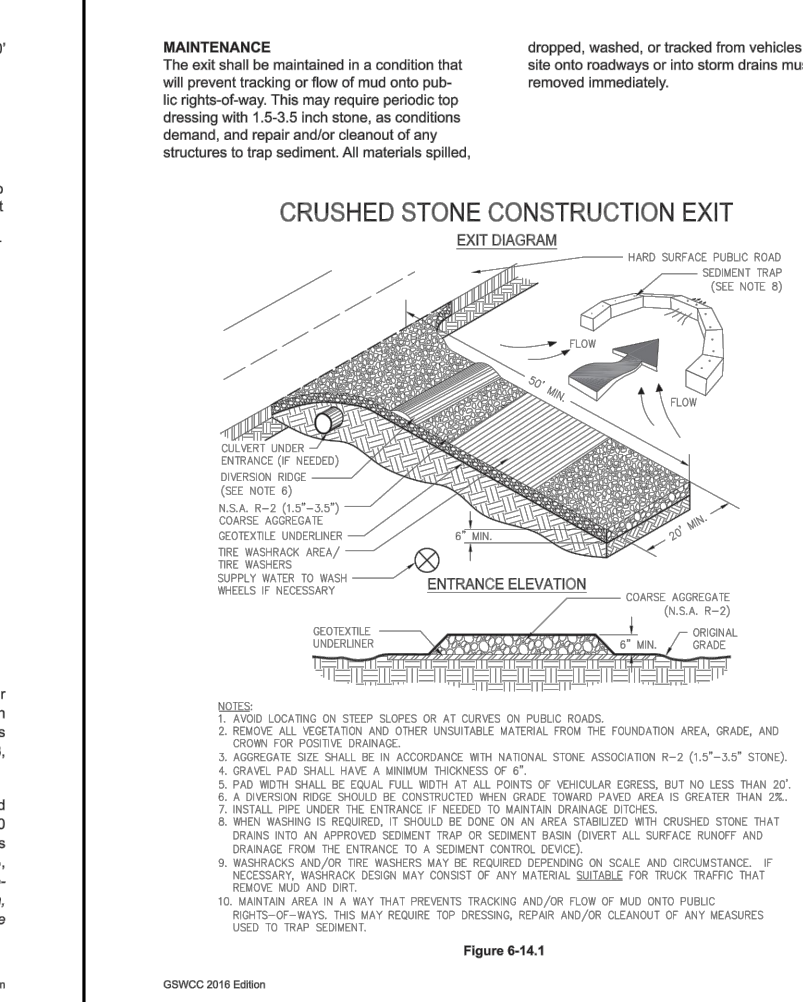
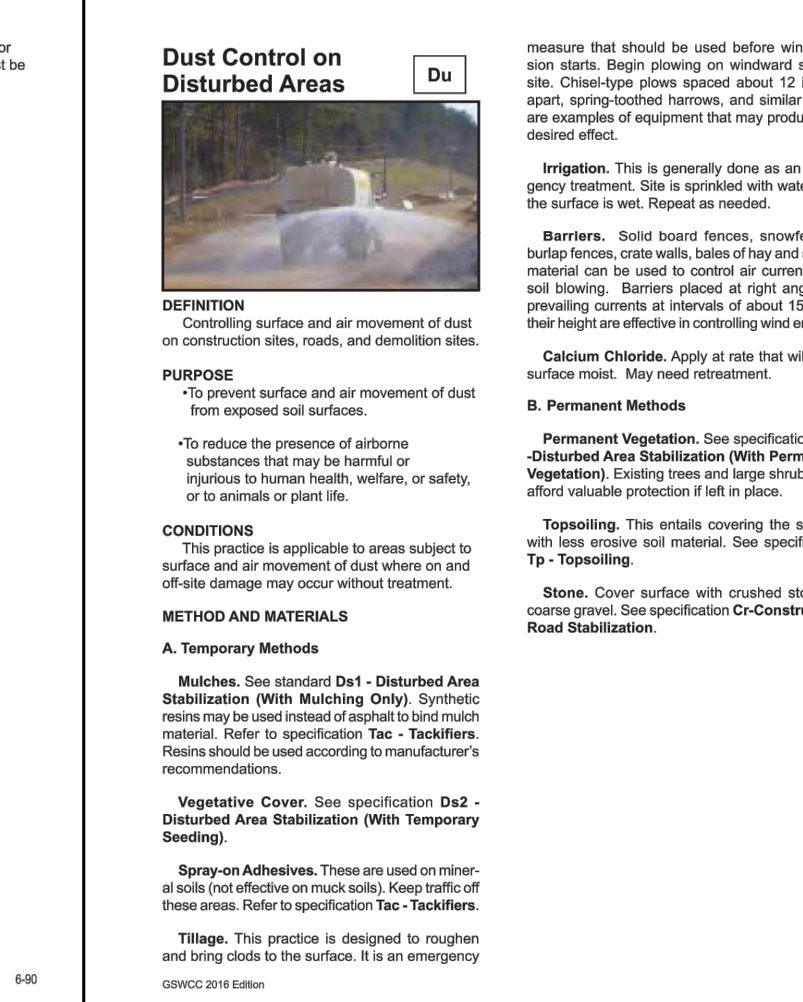
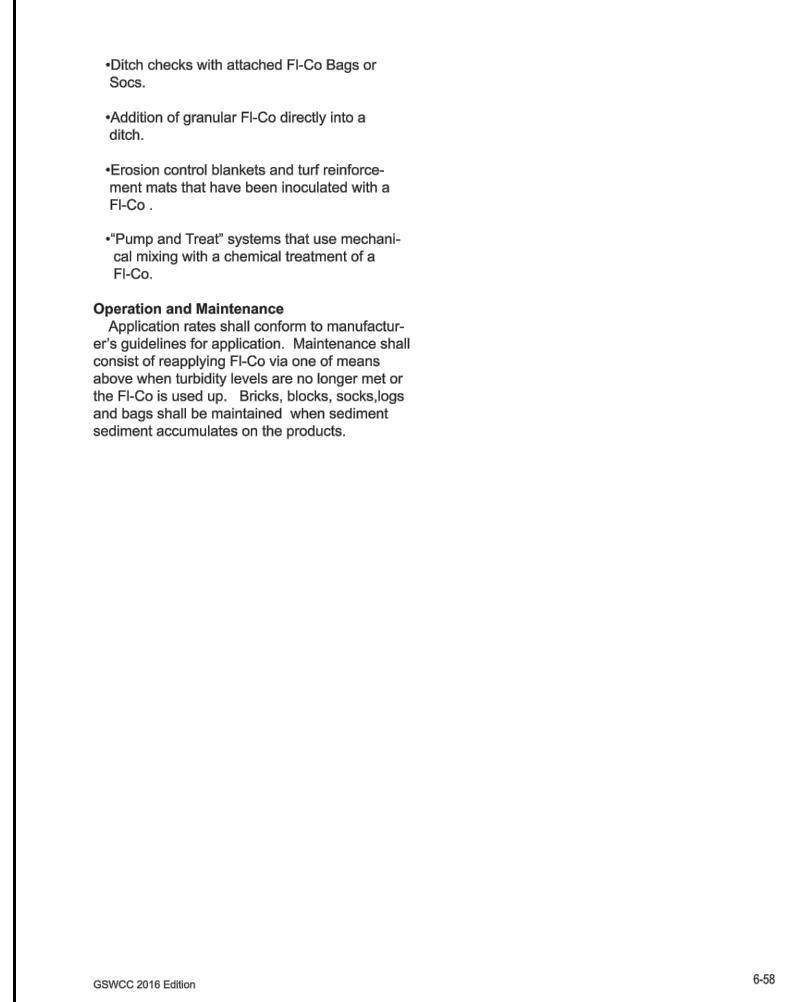
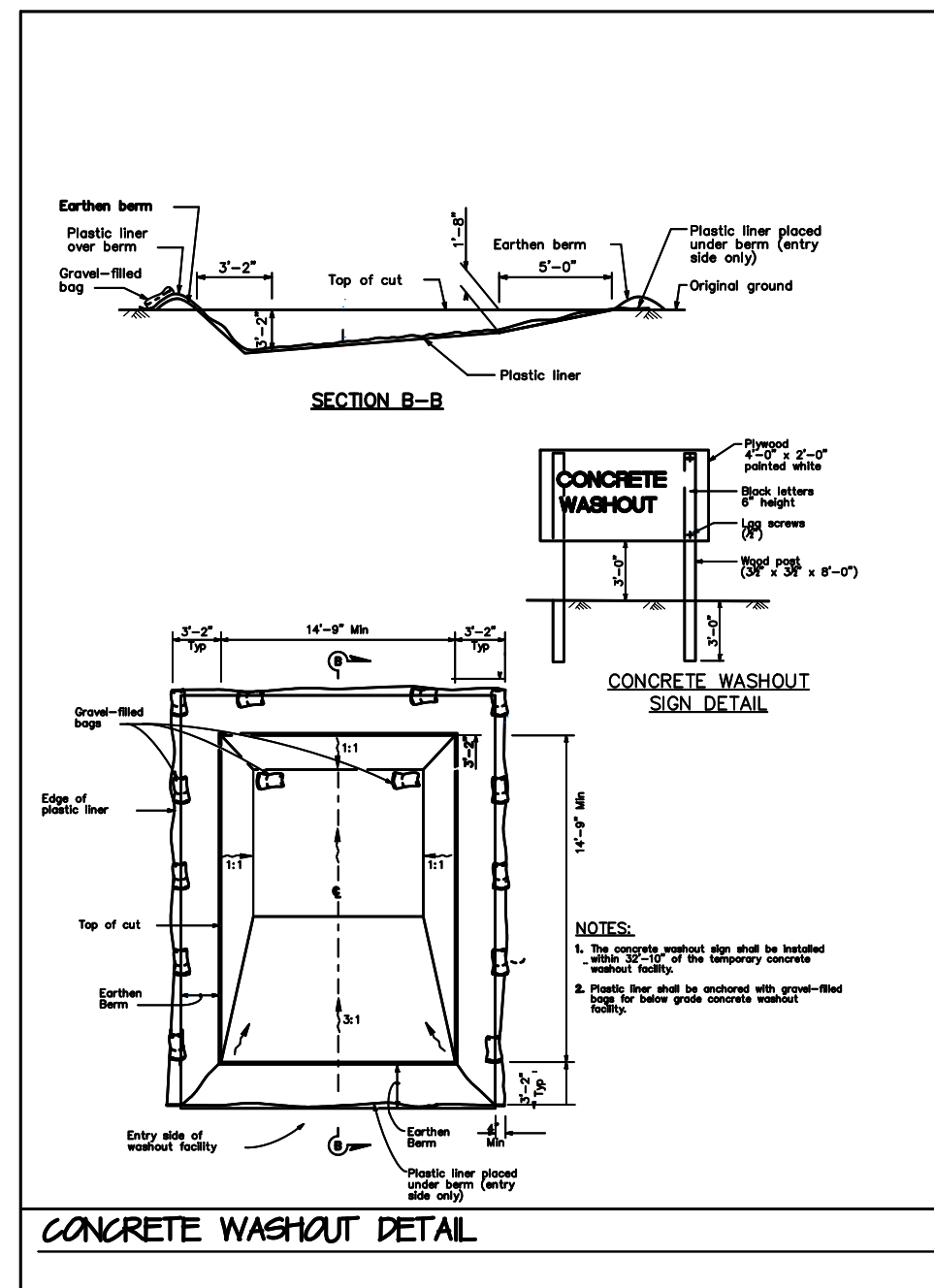
Jonathan D Hicks
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000010467
ISSUED: 05/27/2018 EXPIRES: 05/27/2021

EROSION, SEDIMENT, AND
POLLUTION CONTROL PLAN DETAILS
FOR
STILLWOOD FARM
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE, FULTON COUNTY, GA

JVGC
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

DEVELOPER:
STILLWOOD DEVELOPMENT
430 PLASTERS AVENUE
ATLANTA, GEORGIA 30324
CONTACT:
ALEX POPHAM
770-228-2000

Project 190916	Sheet C7.6
Date 9/16/2019	
Scale NA	



[illegible]

Storm Drain Outlet Protection



DEFINITION
Paved and/or riprapped channel sections, placed below storm drain outlets.

PURPOSE
To reduce velocity of flow before entering receiving channels below storm drain outlets.

CONDITIONS
This standard applies to all storm drain outlets, road culverts, paved channel outlets, etc., discharging into natural or constructed channels. Analysis and/or treatment will extend from the end of the conduit, channel or structure to the point of entry into an existing stream or publicly maintained drainage system.

DESIGN CRITERIA
Structurally lined aprons at the outlets of pipes and paved channel sections shall be designed according to the following criteria:

Capacity
Peak stormflow from the 25-year, 24-hour frequency storm or the storm specified in Title 15-2-1 of the Official Code of Georgia Annotated or the design discharge of the water conveyance structure, whichever is greater.

Tailwater Depth
The depth of tailwater immediately below the pipe outlet must be determined for the design capacity of the pipe. Manning's Equation may be used to determine tailwater depth. If the tailwater depth is less than half the diameter of the outlet pipe, it shall be classified as a Minimum Tailwater Condition. If the tailwater depth is greater than half the pipe diameter, it shall be classified as a

Maximum Tailwater Condition. Pipes that outlet onto flat areas with no defined channel may be assumed to have a Minimum Tailwater Condition.

Apron Length and Thickness
The apron length and d_{50} stone median size, shall be determined from the curves according to tailwater condition.

Minimum Tailwater: Use Figure 6-34.1
Maximum Tailwater: Use Figure 6-34.2

Maximum Stone Size = $1.5 \times d_p$
Apron Thickness = $1.5 \times d_{50}$

Apron Width
If the pipe discharges directly into a well-defined channel, the apron shall extend across the channel bottom and up the channel banks to an elevation one foot above the maximum tailwater depth or to the top of the bank, whichever is less.

If the pipe discharges onto a flat area with no defined channel, the width of the apron shall be determined as follows:

a. The upstream end of the apron, adjacent to the pipe, shall have a width three times the diameter of the outlet pipe.

b. For a Minimum Tailwater Condition, the downstream end of the apron shall have a width equal to the pipe diameter plus the length of the apron. Refer to Figure 6-34.1.

c. For a Maximum Tailwater Condition, the downstream end of the apron shall have a width equal to the pipe diameter plus the length of the apron. Refer to Figure 6-34.2.

Bottom Grade
The apron shall be constructed with no slope along its length (0.0% grade). The invert elevation of the downstream end of the apron shall be equal to the elevation of the invert of the receiving channel. There shall be no overfall at the end of the apron.

Side Slope
If the pipe discharges into a well-defined channel, the side slopes of the channel shall not be steeper than 2:1.

Alignment
The apron shall be located so that there are no bends in the horizontal alignment.

Geotextile
Geotextiles should be used as a separator between the graded stone, the soil base, and the subgrade. The geotextile will prevent the migration of soil particles from the subgrade into the graded stone. The geotextile shall be specified in accordance with AASHTO M268-06 Section II, Geotextile Property Requirements. The geotextile should be placed immediately adjacent to the subgrade without any voids.

Materials
The apron may be lined with riprap, graded riprap, or concrete. The median sized stone for riprap, d_{50} , shall be determined from the curves, Figures 6-34.1 and 6-34.2, according to the tailwater condition. The granular quality and placement of riprap shall conform to Appendix C.

Refer to Figure 6-34.4, for alternative structures to achieving energy dissipation at an outlet. For information regarding the selection and design of these alternative energy dissipaters, refer to:

FHWA Standard (REF: Hydraulic Design of Energy Dissipaters for Culverts and Channels; HEC No. 14, FHWA, Available from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20540).

CONSTRUCTION SPECIFICATIONS

1. Ensure that the subgrade for the filter and riprap follows the required lines and grades shown in the plan. Compact any fill required in the subgrade to the density of the surrounding undisturbed material. Low areas in the subgrade or undisturbed soil must also be filled by increasing the riprap thickness.

2. The riprap and gravel filter must conform to the specified grading limits shown on the plans.

3. Geotextile must meet design requirements and be properly protected from punching or tearing during installation. Repair any damage by removing the riprap and placing another piece of filter fabric over the damaged area. All connecting joints should overlap a

minimum of 1 ft. If the damage is extensive, replace the entire filter fabric.

4. Riprap may be placed by equipment, but take care to avoid damaging the filter.

5. The minimum thickness of the riprap should be 1.5 times the maximum stone diameter.

6. Construct the apron on zero grade with no overfall at the end. Make the top of the riprap at the downstream end level with the receiving area or slightly below it.

7. Ensure that the apron is properly aligned with the receiving stream and preferably straight throughout its length. If a curve is needed to fit site conditions, place it in the upper section of the apron.

8. Immediately after construction, stabilize all disturbed areas with vegetation.

9. Stone quality - Select stone for riprap from field stone or quarry stone. The stone should be hard, angular, and highly weather-resistant. The specific gravity of the individual stones should be at least 2.5.

10. Filter - Install a filter to prevent soil movement through the openings in the riprap. The filter should consist of a graded gravel layer or a synthetic filter cloth. See Appendix C (A-C-1).

MAINTENANCE
Inspect riprap outlet structures after heavy rains to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs to prevent further damage.

TO BE SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN

- The flow characteristics of the pipe at full flow including pipe diameter, flow rate (cfs), velocity (fps), and tail water condition.
- The dimensions of the apron including length (L), width at the headwall (W), downstream width (WS), average stone diameter (DS), and stone depth (D) designed in accordance with Figures 6-34.1 and 6-34.2.

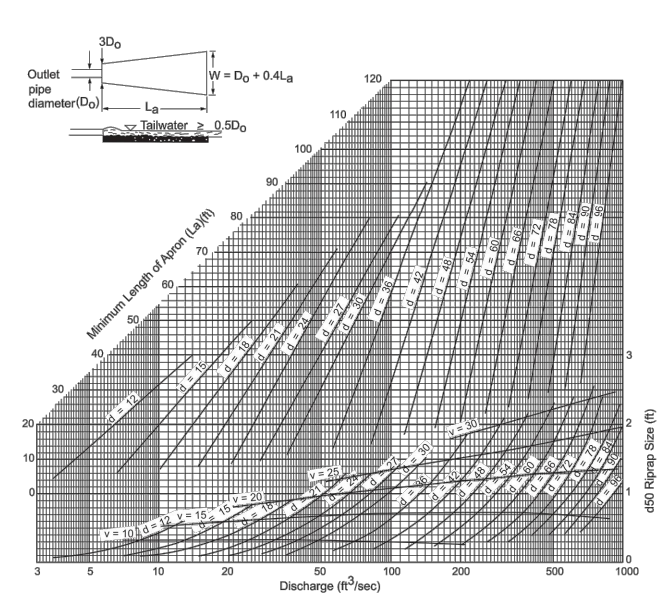
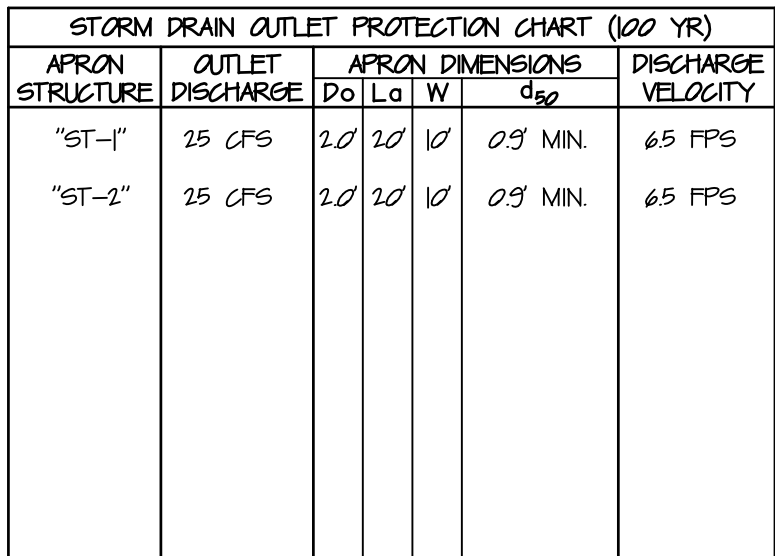
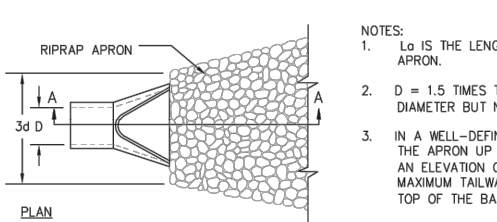


Figure 6-34.2: Design of Outlet Protection From a Round Pipe Flowing Full, Maximum Tailwater Condition (Do = 6.0 Diameter)

RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA - NO WELL DEFINED CHANNEL



PIPE OUTLET TO WELL DEFINED CHANNEL

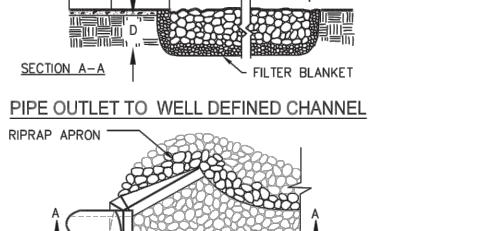


Figure 6-34.3: Riprap Outlet Protection (Modified From Va BRWC)

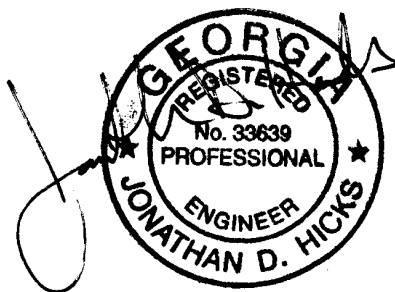
EROSION, SEDIMENT, AND POLLUTION CONTROL PLAN DETAILS FOR STILLWOOD FARM LAND LOT 98, 14TH DISTRICT THE CITY OF HAPEVILLE, FULTON COUNTY, GA

1	ISSUED FOR REVIEW	4/22/21
2	REVISED PER CITY COMMENT	6/30/21
3	REVISED PER CITY COMMENT	7/28/21
No.	Revision/Issue	Date

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Project	190916	Sheet
Date	9/16/2019	C7.8
Scale	NA	



1. **At a minimum, a variance request shall include the following information:**
 - a. **A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey. Site map provided.**
[See revised site map](#)
 - b. **A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property. Description provided.**
[See revised site map](#)
 - c. **A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated. Detailed site plan and exact buffer area provided.**
[See revised site map](#)
 - d. **Documentation of unusual hardship should the buffer be maintained.** We are not aware that any such documentation of unusual hardship has been provided.
[The hardships include:](#)
 1. [The existence of FEMA flood plain through the MIDDLE of the site. Development of the site as requires encroachment upon the flood plain. To compensate the encroachment by the flood plain, an additional earthwork cut must occur to allow for an onsite balancing of the flood volume. This will ensure no increase to the downstream flow rates or highwater elevations.](#)
 2. [Shallow bedrock on the site also creates additional challenges to accomplishing the objective stated in number 1 above.](#)
 - e. **At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible.** We are not aware that any alternative plan or explanation of why such a site plan is not possible has been provided.
[The approved re-zoning of the site was based on development with a single family detached product in a village style development vs multi-family structures. Altering the proposed layout is not feasible without a portion or all of the site being attached, multi-family structures.](#)
 - f. **A calculation of the total area and length of the proposed intrusion.** Undisturbed stream buffer intrusion area has been provided but impervious setback intrusion area has not been provided.
[See revised sheet 'C4.1' within the project construction document package.](#)

g. **A stormwater management site plan, if applicable.** Stormwater management site plan provided.

h. **Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.** Proposed mitigation provided to consist of compensatory area of undisturbed stream buffer area on opposite (east) side of stream.

In addition, a stream buffer planting plan will be prepared by a landscape designer which intends to supplement the existing riparian vegetation within the existing and proposed buffer areas. This will include removal of any invasive species and reducing stream bank erosion by the installation of a larger stormwater outfall which reduces stream channel flow velocities.

Proposed compensation area is in excess of the disturbed portion of the buffer

2. The following factors will be considered in determining whether to issue a variance:

a. **The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.** Property physical characteristics included and considered.

b. **The locations of all streams on the property, including along property boundaries.** Stream locations included and considered.

c. **The location and extent of the proposed buffer or setback intrusion.** Intrusion location and extent considered.

d. **Whether alternative designs are possible which require less intrusion or no intrusion.** Alternative designs not provided for consideration.

See Comments by applicant under (1 e) above.

e. **The long term and construction water quality impacts of the proposed variance.** Removal of the City's 25-foot stream buffer and 25-foot impervious setback on stream west side is expected to reduce stream water quality since there is no mitigation or improvement measures proposed for the west side of the stream. It is not clear if providing additional undisturbed stream buffer width on the east side of the stream will provide the same level of protection as the original buffer and setback requirements.

See revised site map. Project now proposes the disturbed area of the buffer to be stabilized per the Georgia Stormwater Management Manual "Vegetated Filter Strip" requirements. In addition, no onsite stormwater runoff is to drain through this area without first being treated within the proposed onsite stormwater management system.

f. Whether issuance of the variance is at least as protective of natural resources and the environment. Issuance of the variance is not considered at least as protective of natural resources and the environment since the undisturbed stream buffer on the stream west side is reduced by half of the normal requirement, the impervious setback is removed, and no mitigation measures on the stream west side to offset the loss of the buffer or setback is proposed.

See revised site map. The current revision proposes the disturbed area of the buffer to be stabilized per the Georgia Stormwater Management Manual “Vegetated Filter Strip” requirements. In addition, no onsite stormwater runoff is to drain through this area without first being treated within the proposed onsite stormwater management system.

MEMO

To: Ms. Adrienne Senter, Hapeville Planning & Economic Development Manager
Project Name: Stillwood Farms – 3264 Springhaven Avenue Variance Request
K&W Project Number: 201051.90
Date: August 4, 2021
From: Michael J. Moffitt, PE, Keck & Wood, Inc. 

As requested, Keck & Wood, Inc., has reviewed the revised Variance Request for Stillwood Farms Subdivision at 3264 Springhaven Avenue for compliance with the Stream Buffer regulations in Chapter 63, Article 3, Section 63-3-6 of the City Code. The proposed Variance Request applies to residential development of 58 single family homes on 4.17 acres at 3264 Springhaven Avenue within a PD, Planned Unit Development Zoning District in Hapeville. The Variance Requests City approval for impacts to the City's undisturbed stream buffer within 25 to 50 feet from the stream bank and impacts to the additional 25 feet setback of prohibited impervious surfaces. There are no proposed impacts to the state required undisturbed stream buffer within 25 feet of the stream banks. The revised Variance Request application provides responses to several questions and includes supplemental responses to items in the referenced code section along with revised drawings prepared by JVG Civil Engineering, Inc. dated July 28, 2021.

The stream buffer impacts of 3,155 square feet and impervious setback impacts are shown to occur on the west side of the existing stream just south of the crossing of North Avenue. To mitigate the stream impacts, the applicant proposes the following activities:

- A. A compensatory area of 3,850 square feet of undisturbed area on the east side of the stream that is in addition to the existing undisturbed stream buffer of 25 to 50 feet on the east side of the stream. A portion of this additional compensatory area is shown to occur within the required impervious setback on the east side of the stream.
- B. Storm drainage facilities on the west side of the stream in the impervious setback area to convey proposed impervious surface runoff to the stormwater management facility so that such runoff does not flow directly to the stream.
- C. On the west side of the stream in the 25 to 50 feet undisturbed buffer area, excavate soils to provide compensatory floodplain volume and grade the area to drain so that the area does not hold water.
- D. On the west side of the stream in the 25 to 50 feet undisturbed buffer area, provide ground cover planting to meet the vegetated filter strip BMP (best management practice) requirements of the Ga Stormwater Management Manual to provide stormwater runoff filtration similar to the purpose of the undisturbed stream buffer. In addition, stream buffer planting to supplement the existing riparian vegetation within the buffer areas is proposed.

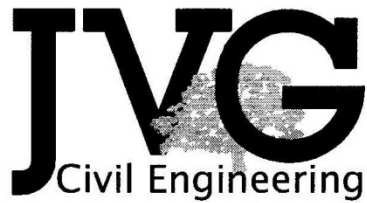
With regard to the criteria and variance procedures described under Section 63-7-3, my comments are as follows:

1. ***At a minimum, a variance request shall include the following information:***
 - a. **A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey.** Revised site map provided.
 - b. **A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.** Description provided.
 - c. **A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated.** Revised detailed site plan and exact buffer area provided.

- d. **Documentation of unusual hardship should the buffer be maintained.** Hardships described include existence of FEMA flood plain through the middle of the site and development that requires encroachment upon the flood plain as well as shallow bedrock that creates additional challenges.
 - e. **At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible.** The alternative plan included development with multi-family units that was changed to this single family detached development after City approval of the rezoning of the site.
 - f. **A calculation of the total area and length of the proposed intrusion.** Undisturbed stream buffer intrusion area and impervious setback intrusion area has been provided on the drawings.
 - g. **A stormwater management site plan, if applicable.** Stormwater management site plan provided.
 - h. **Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.** Proposed mitigation provided as summarized on page 1 above in second paragraph.
2. ***The following factors will be considered in determining whether to issue a variance:***
- a. **The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.** Property physical characteristics included and considered.
 - b. **The locations of all streams on the property, including along property boundaries.** Stream locations included and considered.
 - c. **The location and extent of the proposed buffer or setback intrusion.** Intrusion location and extent considered.
 - d. **Whether alternative designs are possible which require less intrusion or no intrusion.** Alternative design considered and was based on part or all of the site being developed as multi-family units.
 - e. **The long term and construction water quality impacts of the proposed variance.** Removal of the City's 25-foot stream buffer and 25-foot impervious setback on stream west side is mitigated by conveying impervious surface runoff to the stormwater management facility and installing a vegetative filter strip in 25 to 50 feet stream buffer zone. Long term and construction water quality impacts are expected to be similar to the original stream buffer areas being in place in accordance with City Code.
 - f. **Whether issuance of the variance is at least as protective of natural resources and the environment.** Issuance of the variance is considered at least as protective of natural resources and the environment based on completion of the mitigation measures proposed.

Recommendation:

The Variance Request is recommended to be approved.



**STORMWATER MANAGEMENT REPORT /
WATER QUALITY REPORT**

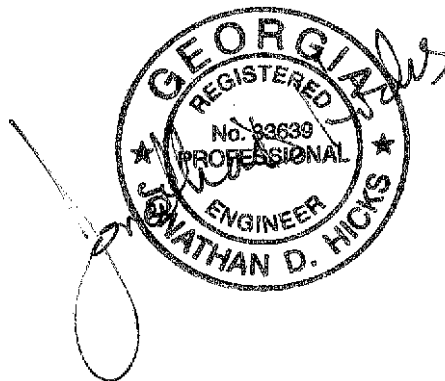
FOR

3264 SPRINGHAVEN AVENUE

**THE CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA**

4-22-21

REVISED: 6-30-2021



FOR:

STILLWOOD DEVELOPMENT

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- Downstream Analysis Summary**
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- Summary**
- Appendix 'A' (Hydrograph reports)**
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 - ~Summary Report
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 - Detention System Stage Storage Documentation
 - Basin Maps (Pre and Post Developed)
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Project Description:

This project consists of a proposed residential multifamily detached development and associated infrastructure/utility improvements. This stormwater management report models and proposes attenuation for the stormwater runoff created by the proposed development. There will be no manufacturing or activities which might create contaminated runoff in conjunction with this project.

The total legal property area within the project limits is 4.17 acres. The proposed stormwater runoff will be attenuated onsite within an underground stormwater storage system and release into an existing adjacent public right of way storm sewer system. The **SCS Method** has been used to satisfy the City of Hapeville and GSMM requirements. The study points and basins have been chosen as shown on the attached basin maps such that all disturbed and modified portions of the property will be analyzed for pre and post developed flow rates.

Existing Conditions Analysis:

The predeveloped drainage to be studied is modeled as a single basins and is designated as “Pre-Developed Onsite Study Basin ‘A’”, the limits of the basin and a breakdown of groundcover types is shown on the “Existing Conditions Basin Map” located within appendix ‘B’ of this report. The stormwater discharge from the existing site based on it’s current site conditions and modeled in this report and tabulated within the “Results and Methodology” section of this report, the existing flows leaving the site will serve as the benchmark for determining the maximum allowable flows for the proposed conditions. The "Time of Concentration" for each study basin has been modeled using the “TR-55” Protocol based on the existing conditions. See the following CN calculations based on hydrologic group ‘B’ soils and table 2.1.5-1 of the Georgia Stormwater Management Manual.

“PRE-DEVELOPED ONSITE STUDY BASIN ‘A’” CN CALCs			
Land Description	Area (acres)	CN	Average CN
Forest Area	2.97	55	57.9
Landscape Area	1.20	65	
Impervious Area	0.00	98	

Post Development Analysis:

The proposed site development will result in an increase of impervious area and thus an increase in the stormwater discharge flowrate from the site under the proposed conditions if no storage/attenuation is provided, to treat the runoff for water quality and stormwater volume attenuation an underground infiltration detention facility is proposed within the interior driveway/common area of the development. The post developed conditions are modeled as “Post Developed Routed Study Basin ‘A’” and “Post Developed Bypass Study Basin ‘A’”. The limits of the drainage basins and a breakdown of groundcover types is shown on the “Proposed Conditions Basin Map” located within appendix ‘B’ of this report. The proposed detention facility will also serve as a water quality treatment facility to remove suspended solids and infiltrate the first 1.0” rainfall event or “RRv” as mandated by the City of Hapeville and GSMM stormwater regulations and guidelines. The existing site stormwater discharge point will not be changed; the existing flows leave the site at the southern property line and enters an existing drainage system which conveys the runoff downstream. Since the current downstream conveyance is accommodating the site discharge without scour or appreciable erosion, there will be no proposed downstream improvements proposed.

The underground stormwater detention and infiltration system will serve to not only match the existing site stormwater runoff flow rates but will reduce the 1-25 year storm event peak discharge flow rates by a minimum of 10% as require by the City of Hapeville stormwater ordinance, see the flow summary tables within the “Results and Methodology” Section of this report.

The "Time of Concentration" has been modeled using a 5 minute Tc as a minimum due to the amount and slope of impervious area proposed. See the following CN calculations based on hydrologic group ‘B’ soils and table 2.1.5-1 of the Georgia Stormwater Management Manual:

“POST-DEV. ROUTED STUDY BASIN ‘A’” CN CALCS			
Land Description	Area (acres)	CN	Average CN
Forest Area	0.00	55	91.3
Landscape Area	0.69	65	
Gravel Area	0.23	85	
Impervious Area	2.91	98	

“POST-DEV. BYPASS STUDY BASIN ‘A’” CN CALCS			
Land Description	Area (acres)	CN	Average CN
Forest Area	0.19	55	64.3
Landscape Area	0.10	65	
Impervious Area	0.05	98	

Water Quality / Runoff Reduction (RRv) Calculations

The Georgia Stormwater Management Manual methodology has been used in calculating the required (1.0" rain event used) Runoff Reduction volume (RRv) to determine the size of the infiltration facility required to infiltrate the RRv back into the site soils and subgrade. Upon collection of subsurface infiltration testing results the onsite soils will not accommodate a minimum required infiltration rate of 0.5"/hr to implement a RRv system. Due to the low infiltration rates discovered onsite the stormwater management facility will not only provide limited infiltration into the subgrade soils but also provide a 24 hour draw down of the 1.2" rainfall event over the impervious area by sizing a "Water Quality" control orifice located at the sump of the outlet control structure. Following is the equation for the runoff reduction volume (RRv):

$$\mathbf{WQ_v = 1.2" * Proposed Impervious Area}$$

Where:

WQ_v = Water Quality volume to be treated Onsite

Proposed impervious Area = 2.91 acres = 126,760 sf

$$\mathbf{WQ_v = 0.1' * 126,760\ sf = 12,675\ cf}$$
$$\mathbf{WQ_v = 12,675\ cf}$$

STORMWATER DETENTION ROUTING NOTE:

Lowest control orifice / initial routing orifice is located such that the entire WQ_v will discharge. The lowest elevation control orifice is located such that a minimum volume of 12,675 CF minimum is retained and discharged over 24 hours through the outlet control structure lowest control orifice.

Channel Protection Discussion:

Stream Channel Protection is not provided in the following analysis as the routed one year peak rate of flow from the proposed stormwater pond is less than 2.0 cfs. The Georgia Stormwater Manual Section 1.3.2.2 states, "CP_v control is not required for post-development discharges less than 2.0 cfs."

Georgia SW Manual Minimum Standards Discussion

This section is address the minimum design guidelines suggested within the Georgia SW Manual Chapter 1. See below for a discussion of each item:

1. Better Site Design Practices:

-The improvement of this site proposes reuse of an existing in-town developed lot, this will reduce the amount of land disturbance and trees lost. This site also incorporates a water quality treatment system that will reduce runoff and contribute to cleaner downstream water.

2. Water Quality Treatment:

-The proposed installation of the stormwater system provides for the removal of suspended solids as required by Hapeville and the GSMM requirements.

3. Channel Protection Volume:

-The proposed post developed runoff reduces the 1 year storm event flow due to a reduction flows and thus will reduce the downstream erosive velocities and potential.

4. Downstream Overbank Flood Protection:

-This site discharges direct into an existing FEMA designated flood plane.

5. Extreme Flood Protection:

-The proposed flow reduction will lower the 1 - 50yr storm event to less than existing.

6. Downstream Analysis:

-The proposed discharge of the detention system is contained within an existing paved stormwater conveyance system which has been inspected by the Engineer of Record and has been found to be adequately conveying the existing flows at the time of inspection without unsustainable erosion. No downstream localized or widespread flood hazard potentials existing between the site discharge point and the closest downstream flood plain.

7. Groundwater Recharge:

-The proposed area of impervious area is not considered a groundwater recharge area.

8. Erosion and Sediment Control:

-The associated Civil Site plans specify full erosion control BMP measures and practices per the Georgia Erosion Control Manual.

9. Operation and Maintenance:

-The proposed hydrology report specifies a full operation and maintenance plan for the water quality system.

Overflow Condition / Protection of Property

The Proposed improvements to the site are such that a complete failure of the system will not result in the damage to surrounding/adjacent habitable structures. The first floor elevation of the proposed building pads on the site are above the emergency ponding elevation of the facility.

Downstream Analysis Summary:

The proposed outfall flow is to be completely contained within an existing gutter stormwater conveyance system downstream of the property. The existing system currently conveys the existing site runoff, the proposed peak flows are a reduction of the existing flows and as such are not anticipated to create any downstream negative conditions. The times of concentration of the existing and proposed runoff are to be changed by less than 3 minutes.

Results and Methodology / Executive Summary:

The methodology used to compute the runoff from each storm event is the **SCS Method**. This stormwater management report models and attenuates the increase in stormwater runoff proposed by the proposed development. The existing and proposed basins are broken down into the basins depicted on the basin maps and the hydrograph diagrams which are included with each analysis. The following table shows how the final routed flows from the system have been decreased and attenuated to meet the requirements set forth in the City of Hapeville and GSMM regulations and guidelines.

STORMWATER FLOW SUMMARY AT STUDY POINT 'A'

RETURN FREQ.	PRE-DEV. DISCHARGE FLOWRATE (CFS)	POST-DEV. DISCHARGE FLOWRATE (CFS)*	POST- DEV. PONDING ELEV.	POST- DEV. PONDING VOLUME (CF)
1 yr	2.07	1.03	954.11	18,749
2 yr	4.44	2.44	955.15	22,542
5 yr	8.14	5.53	956.64	28,006
10 yr	11.23	8.23	957.69	31,871
25 yr	15.67	12.09	958.97	36,544
50 yr	17.99	14.92	959.54	38,648
100 yr	21.59	19.47	960.31	41,441

*** includes bypass flow and routed offsite flow**

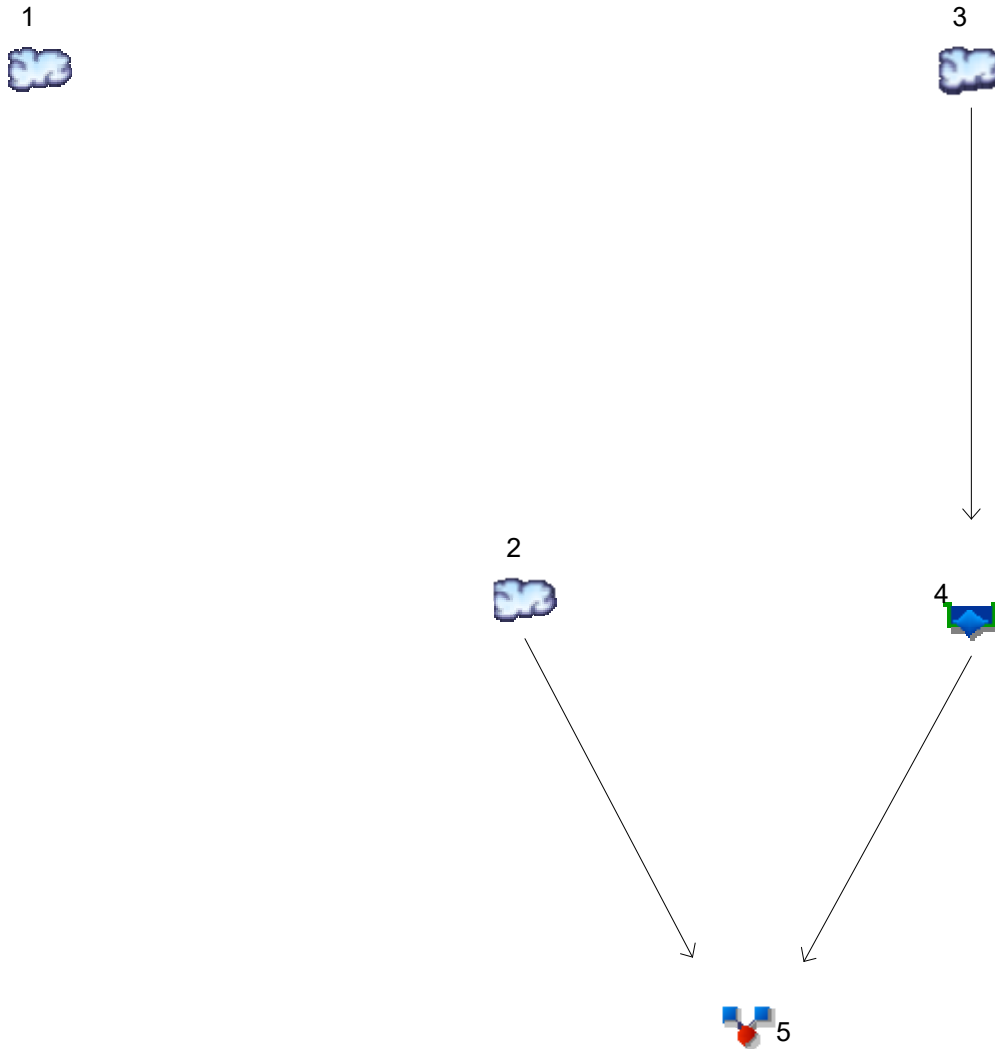
Summary:

Based on this hydrologic study, the proposed stormwater management features onsite successfully attenuate the post development peak runoffs from the proposed development to less than the existing conditions as mandated by the land development regulations. The attenuated flows and water quality treatment provided by the onsite facilities satisfy the requirements of the City of Hapeville and the Georgia Stormwater Management Manual requirements.

APPENDIX "A"
Hydrograph Reports

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020



Legend

Hyd.	Origin	Description
1	SCS Runoff	PRE DEV ONSITE STUDY BASIN 'A'
2	SCS Runoff	POST DEV ONSITE BYPASS STUDY BASIN 'A'
3	SCS Runoff	POST DEV ONSITE ROUTED STUDY BASIN 'A'
4	Reservoir	ROUTING
5	Combine	TOTAL POST DEV FLOW AT STDY PNT 'A'

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

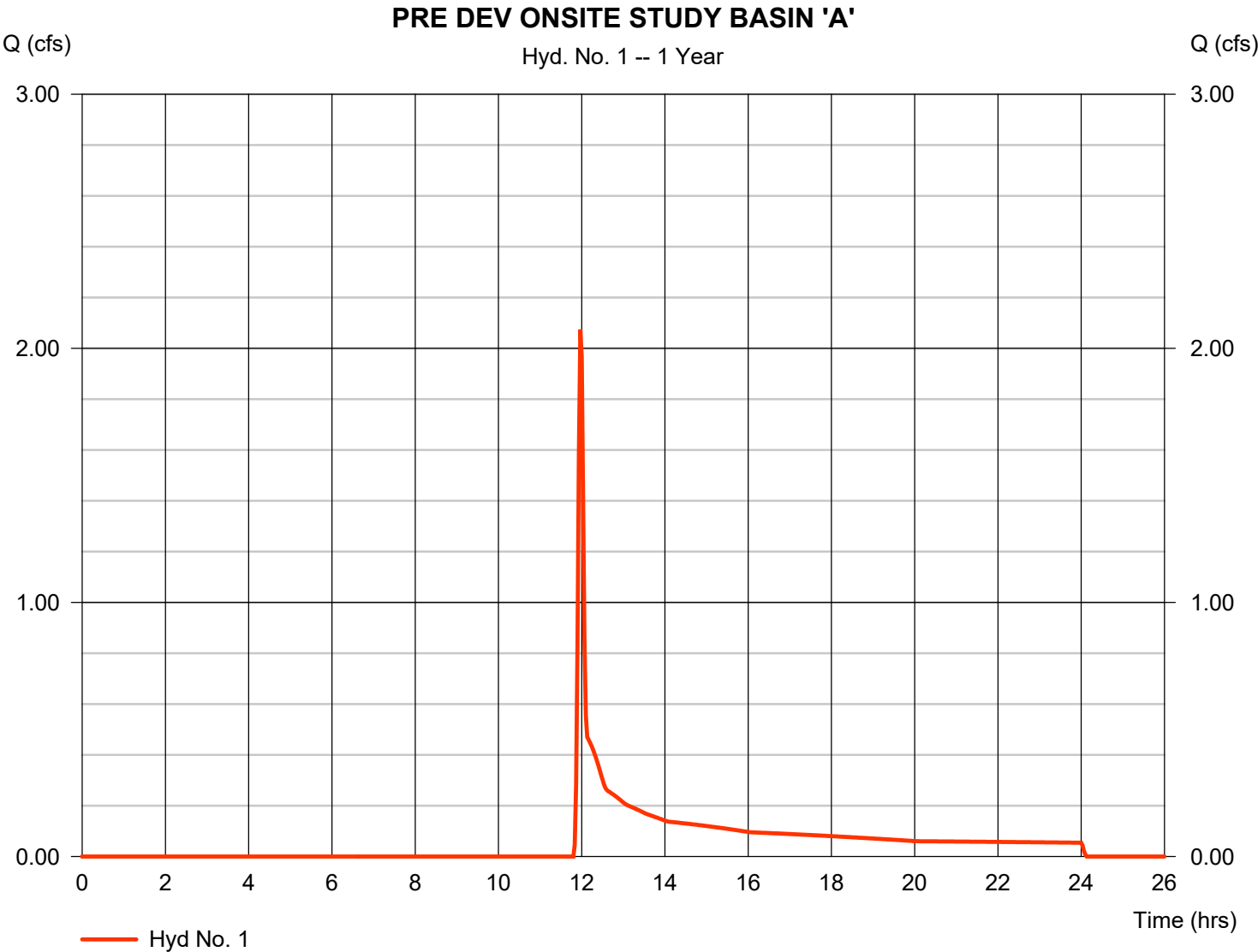
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.074	2	718	5,616	-----	-----	-----	PRE DEV ONSITE STUDY BASIN 'A'
2	SCS Runoff	0.349	2	718	750	-----	-----	-----	POST DEV ONSITE BYPASS STUD
3	SCS Runoff	15.08	2	716	31,761	-----	-----	-----	POST DEV ONSITE ROUTED STUD
4	Reservoir	0.997	2	754	30,966	3	954.12	18,750	ROUTING
5	Combine	1.032	2	752	31,716	2, 4	-----	-----	TOTAL POST DEV FLOW AT STDY
springhaven hydro single detention.gpw					Return Period: 1 Year			Wednesday, 06 / 30 / 2021	

Hydrograph Report

Hyd. No. 1

PRE DEV ONSITE STUDY BASIN 'A'

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.074 cfs
Storm frequency	=	1 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	5,616 cuft
Drainage area	=	4.170 ac	Curve number	=	57.9
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	3.36 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

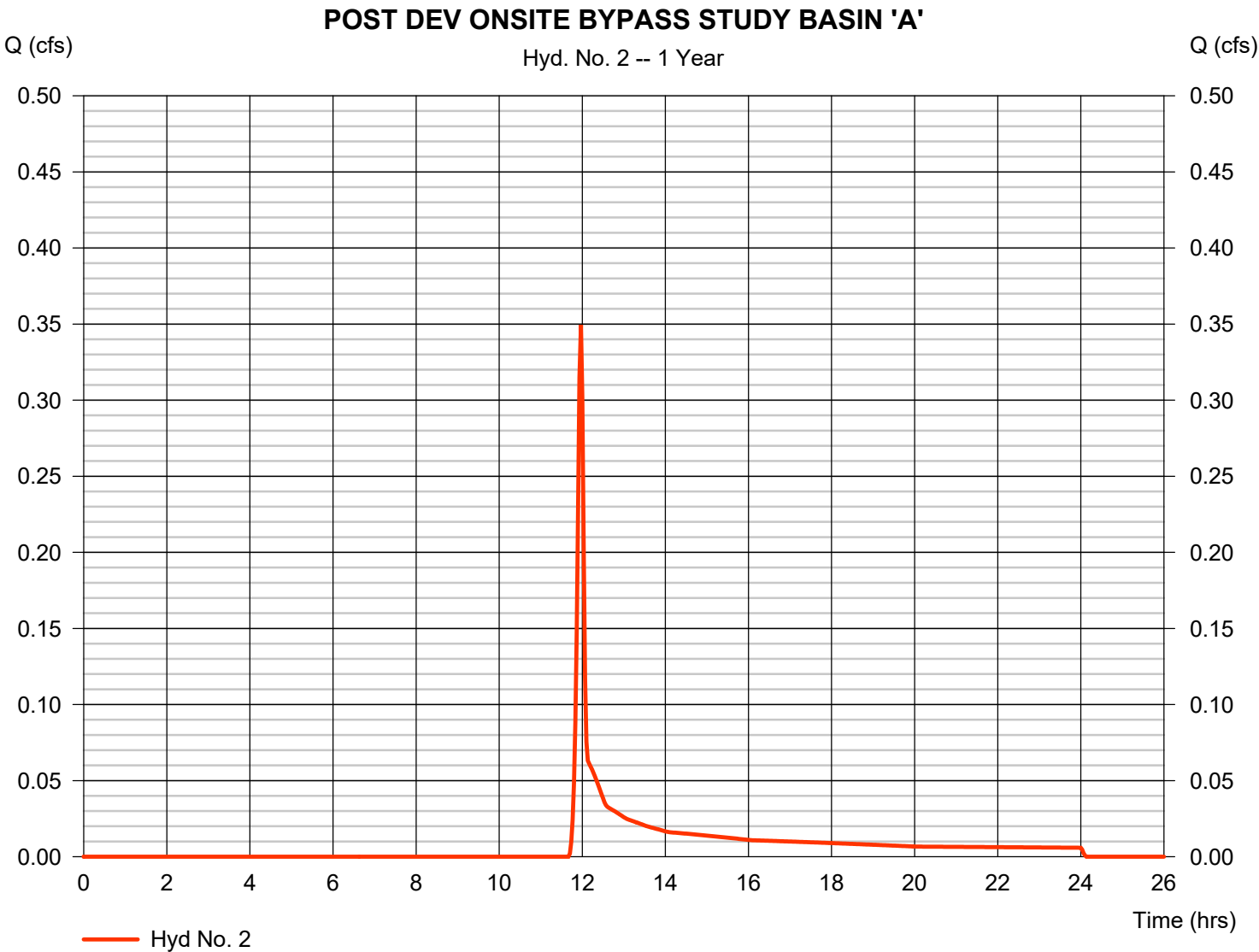
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 2

POST DEV ONSITE BYPASS STUDY BASIN 'A'

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.349 cfs
Storm frequency	=	1 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	750 cuft
Drainage area	=	0.340 ac	Curve number	=	64.3
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	3.36 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

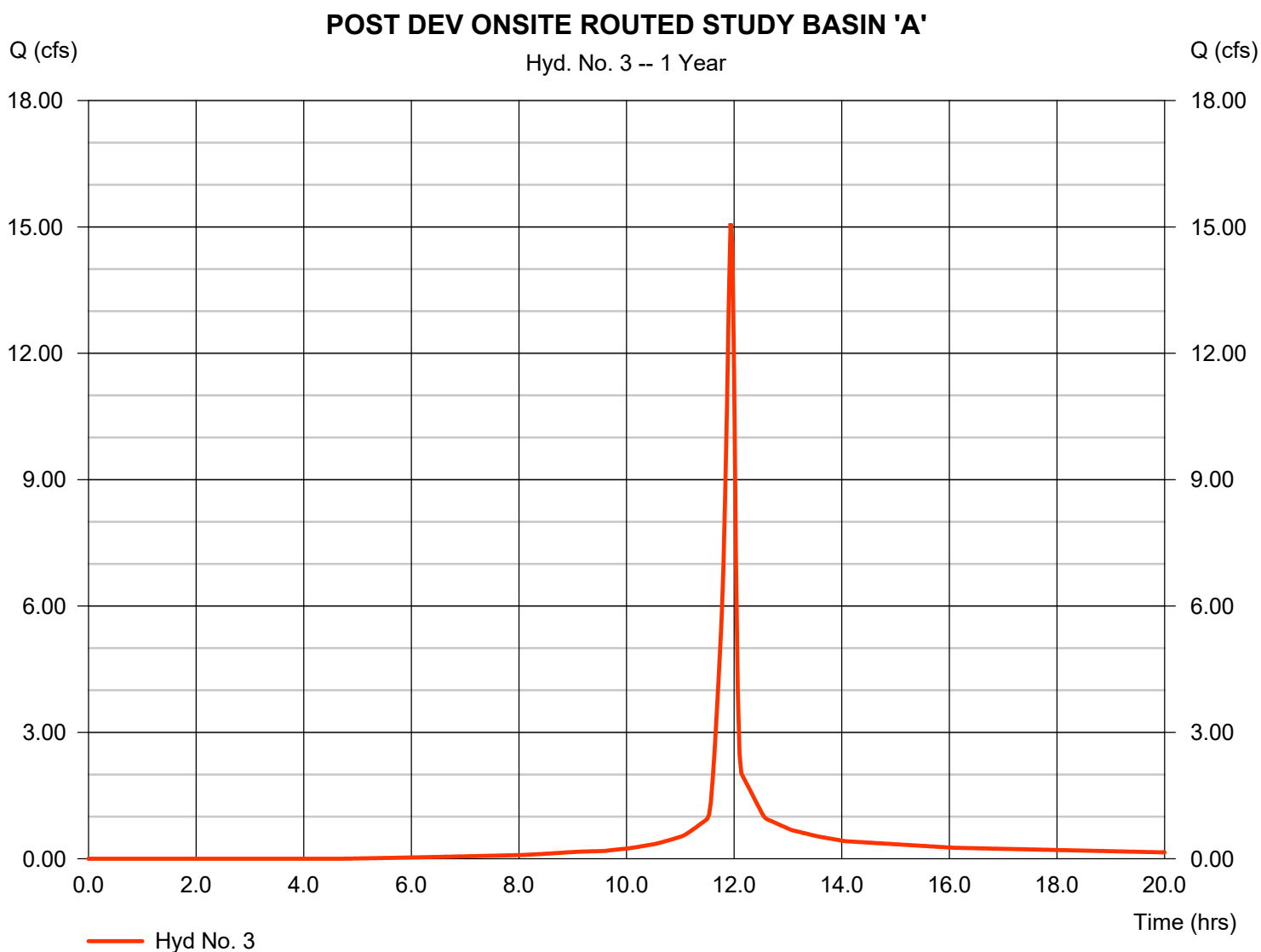
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 3

POST DEV ONSITE ROUTED STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 15.08 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 31,761 cuft
Drainage area	= 3.830 ac	Curve number	= 91.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



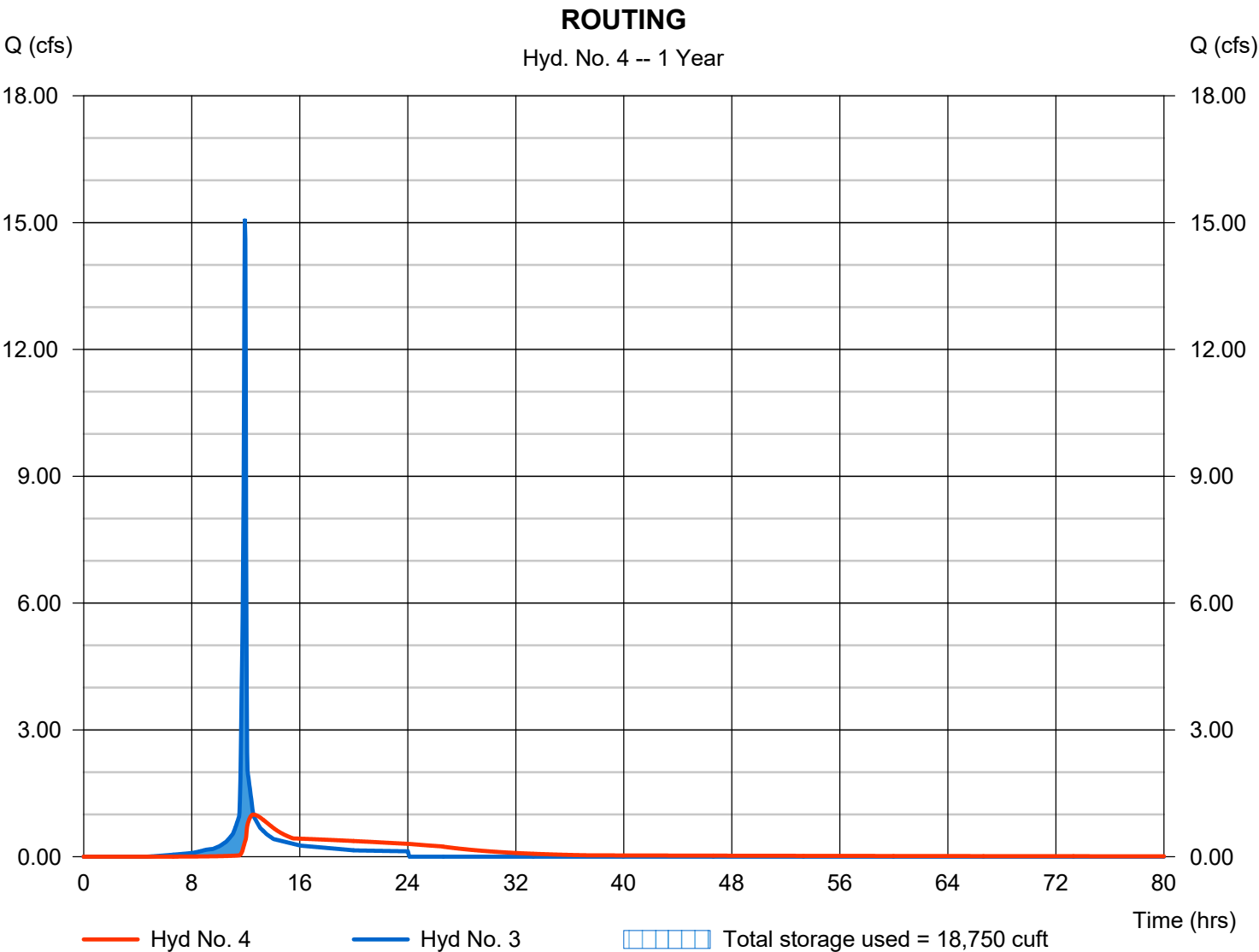
Hydrograph Report

Hyd. No. 4

ROUTING

Hydrograph type	= Reservoir	Peak discharge	= 0.997 cfs
Storm frequency	= 1 yrs	Time to peak	= 12.57 hrs
Time interval	= 2 min	Hyd. volume	= 30,966 cuft
Inflow hyd. No.	= 3 - POST DEV ONSITE ROUTED HYDROGRAPH	Max Flood Depth	= 954.12 ft
Reservoir name	= UNDERGROUND MODULE STORAGE	Max Storage	= 18,750 cuft

Storage Indication method used. Outflow includes exfiltration.



Pond No. 1 - UNDERGROUND MODULE SYSTEM

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	949.00	n/a	0	0
11.33	960.33	n/a	41,531	41,531

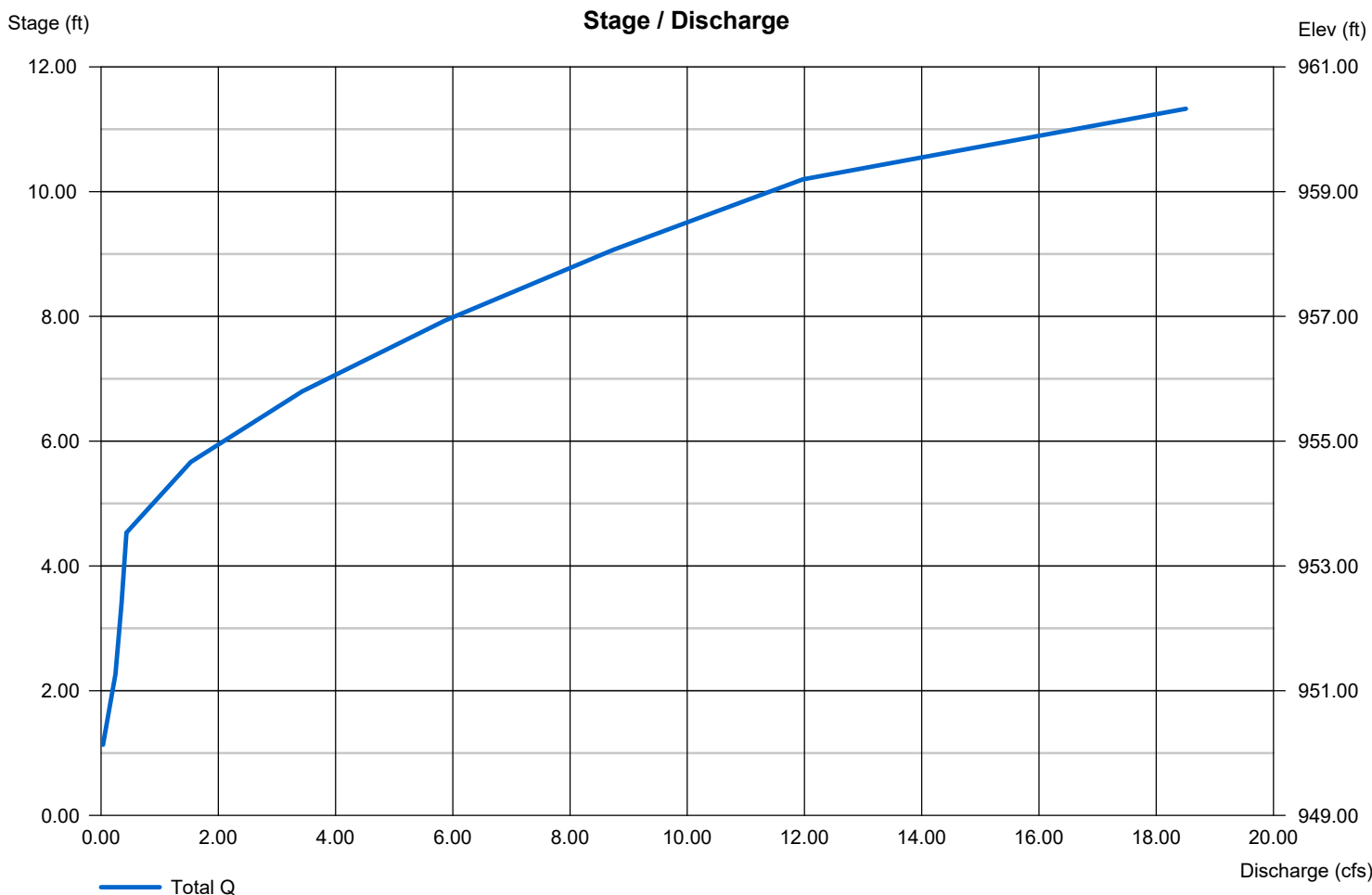
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	3.00	0.00	0.00
Span (in)	= 24.00	3.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 950.00	950.00	0.00	0.00
Length (ft)	= 1.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.75	0.25	0.00	0.00
Crest El. (ft)	= 960.00	953.50	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	---	---
Multi-Stage	= Yes	Yes	No	No
Exfil.(in/hr)	= 0.500 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

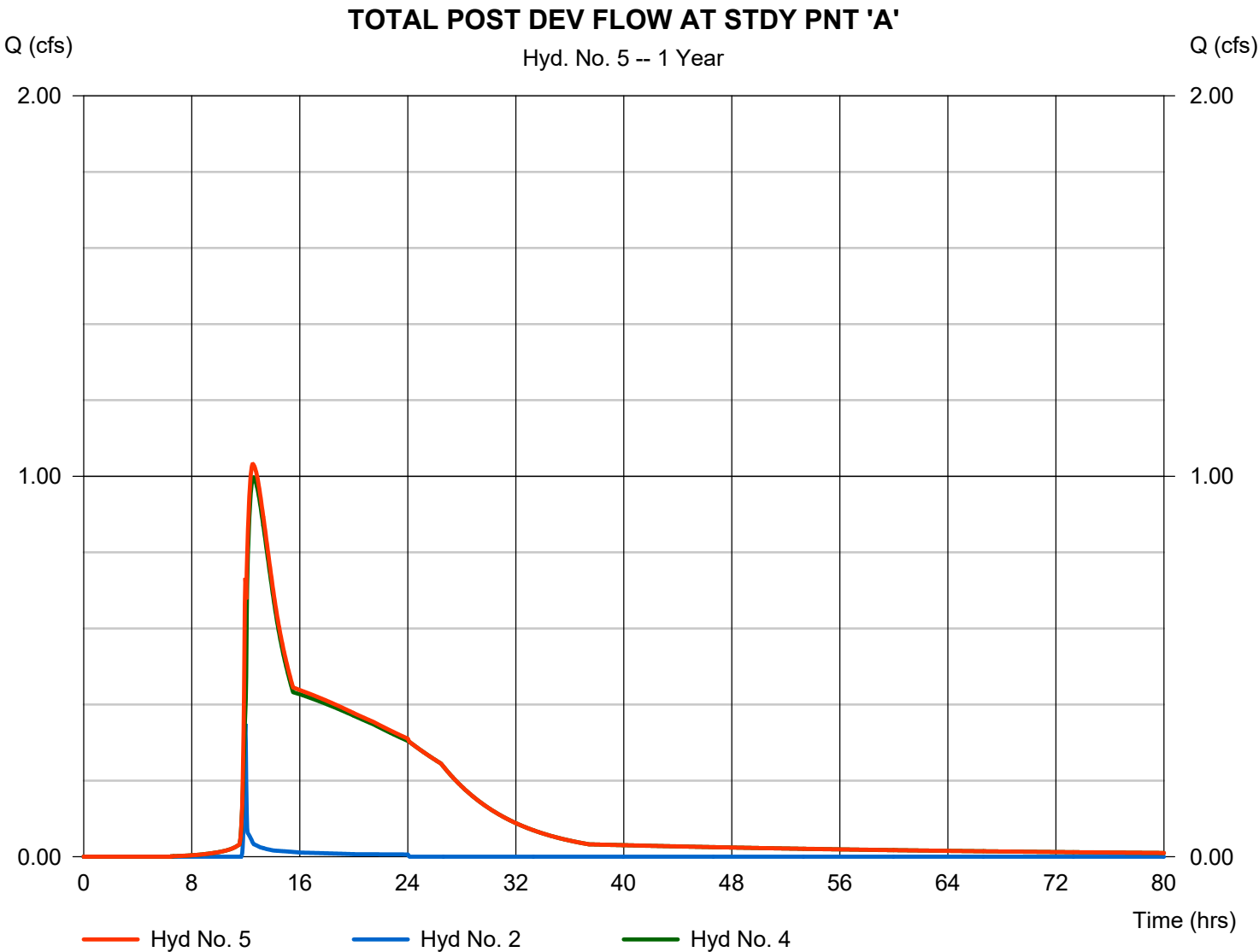


Hydrograph Report

Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

Hydrograph type	= Combine	Peak discharge	= 1.032 cfs
Storm frequency	= 1 yrs	Time to peak	= 12.53 hrs
Time interval	= 2 min	Hyd. volume	= 31,716 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 0.340 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	4.439	2	718	9,886	-----	-----	-----	PRE DEV ONSITE STUDY BASIN 'A'
2	SCS Runoff	0.586	2	718	1,197	-----	-----	-----	POST DEV ONSITE BYPASS STUD
3	SCS Runoff	19.05	2	716	40,719	-----	-----	-----	POST DEV ONSITE ROUTED STUD
4	Reservoir	2.342	2	732	39,902	3	955.15	22,543	ROUTING
5	Combine	2.436	2	730	41,099	2, 4	-----	-----	TOTAL POST DEV FLOW AT STDY
springhaven hydro single detention.gpw					Return Period: 2 Year			Wednesday, 06 / 30 / 2021	

Hydrograph Report

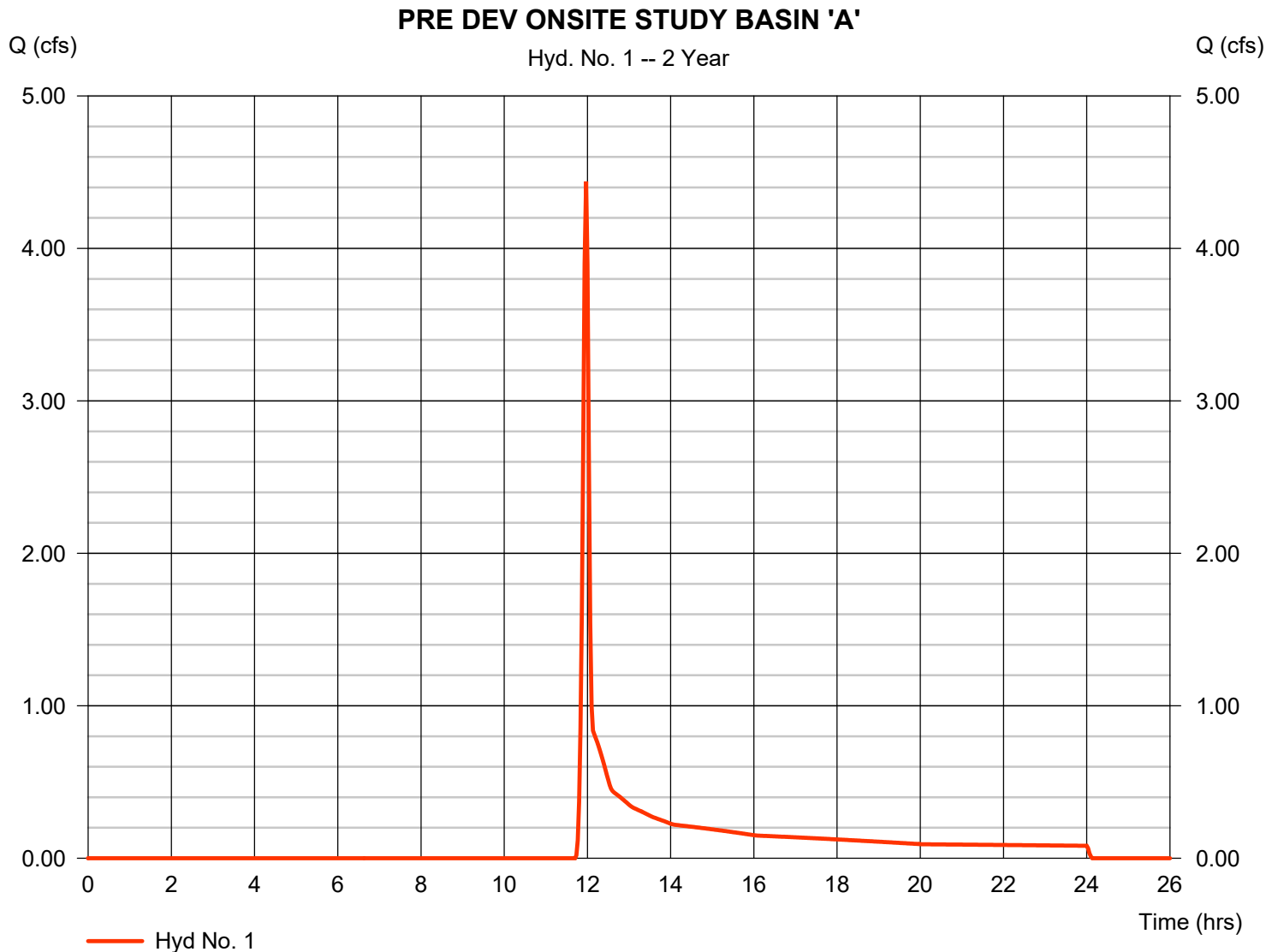
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 1

PRE DEV ONSITE STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 4.439 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 9,886 cuft
Drainage area	= 4.170 ac	Curve number	= 57.9
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.08 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

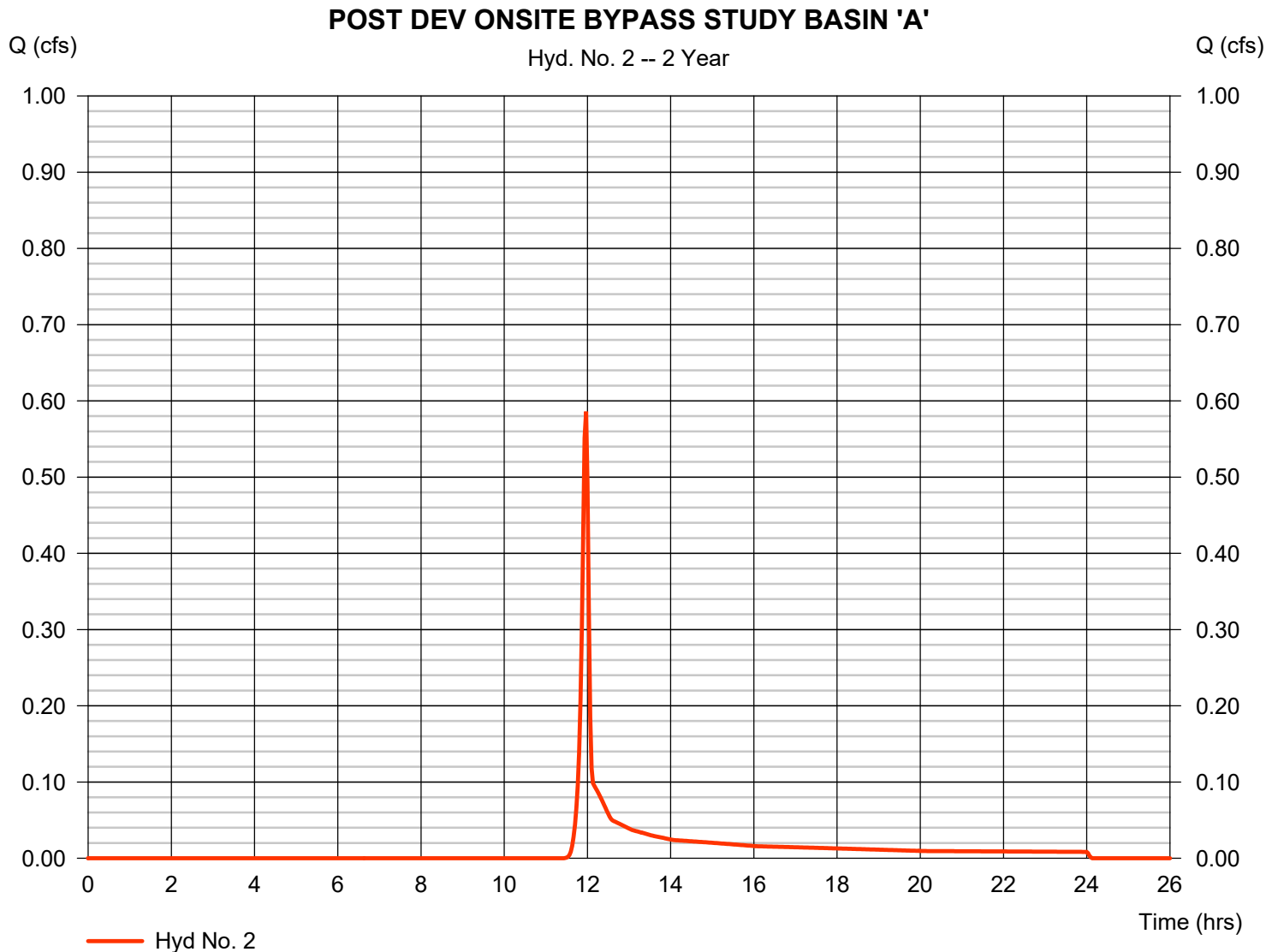
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 2

POST DEV ONSITE BYPASS STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 0.586 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 1,197 cuft
Drainage area	= 0.340 ac	Curve number	= 64.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.08 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

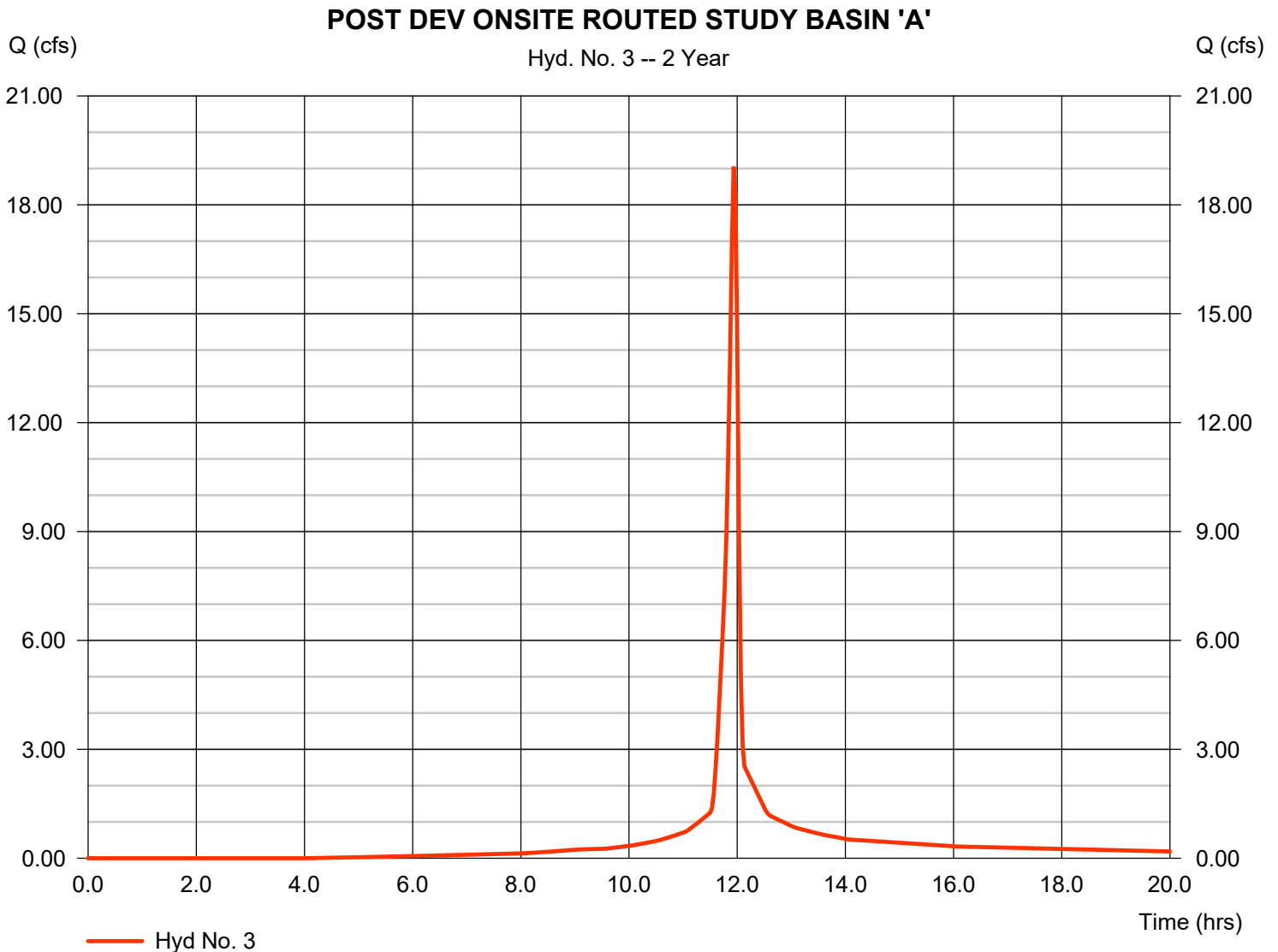
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 3

POST DEV ONSITE ROUTED STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 19.05 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 40,719 cuft
Drainage area	= 3.830 ac	Curve number	= 91.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.08 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

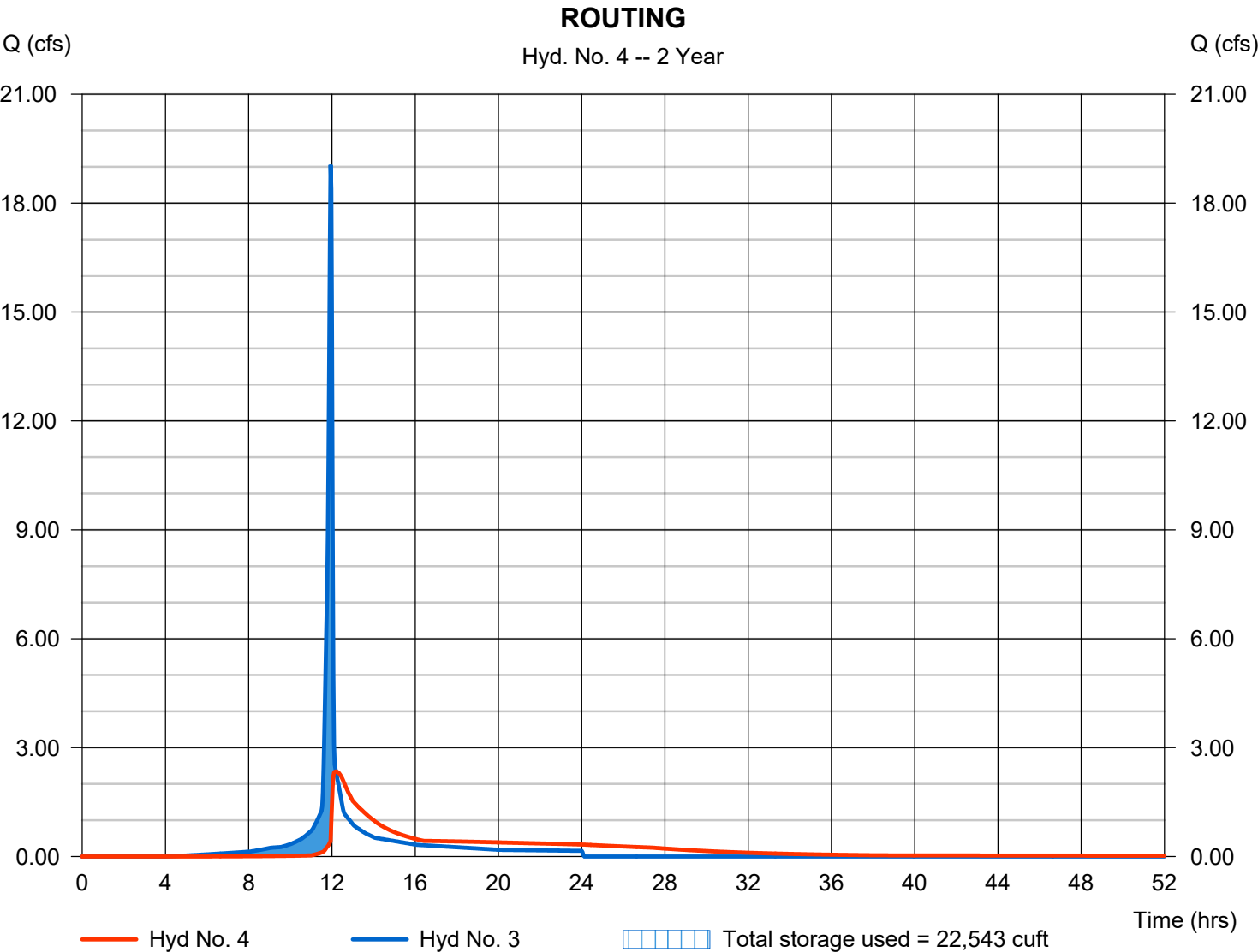
Wednesday, 06 / 30 / 2021

Hyd. No. 4

ROUTING

Hydrograph type	= Reservoir	Peak discharge	= 2.342 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.20 hrs
Time interval	= 2 min	Hyd. volume	= 39,902 cuft
Inflow hyd. No.	= 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A'	Max. elevation	= 955.15 ft
Reservoir name	= UNDERGROUND MODULE STORAGE	Max. storage	= 22,543 cuft

Storage Indication method used. Outflow includes exfiltration.



Hydrograph Report

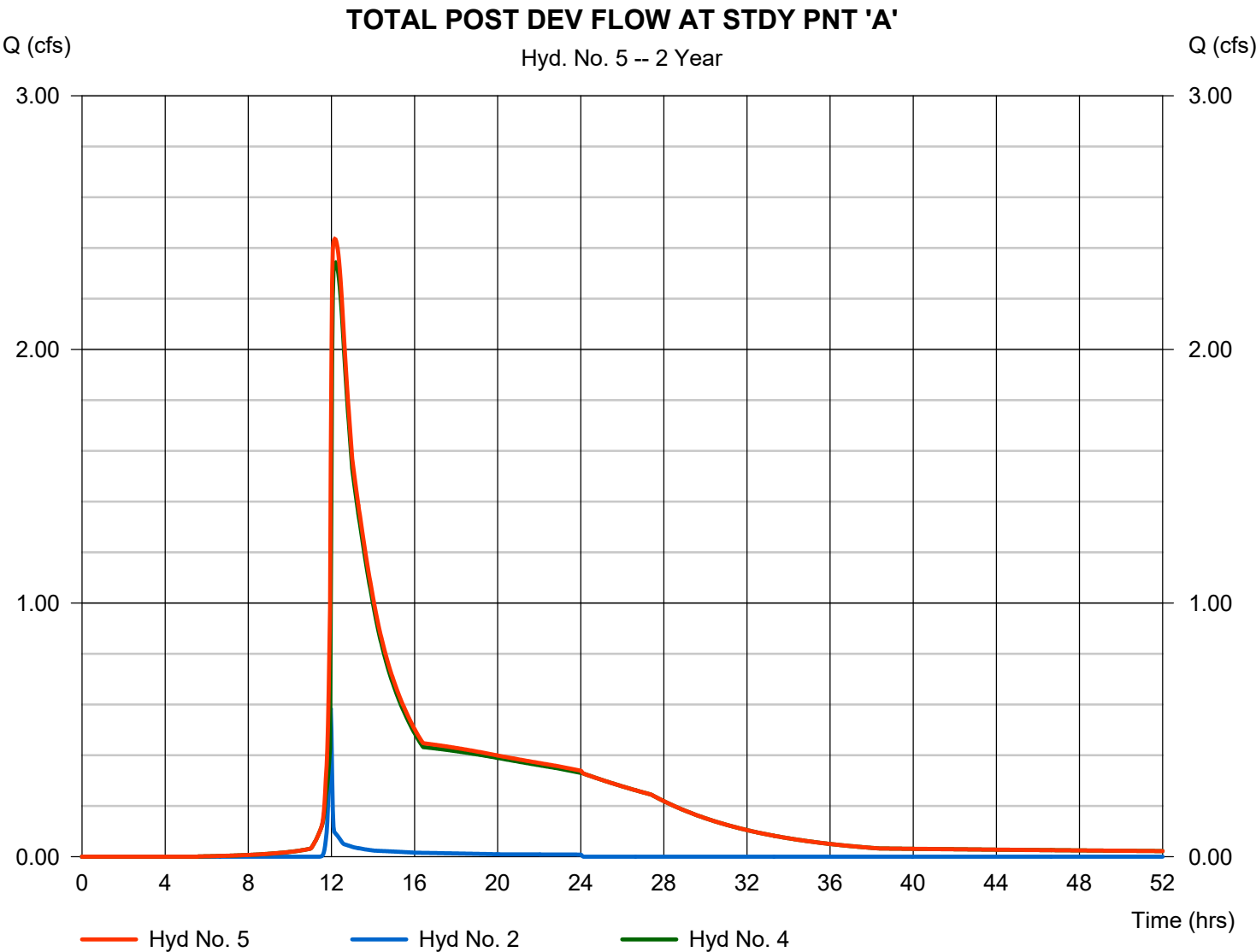
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

Hydrograph type	= Combine	Peak discharge	= 2.436 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.17 hrs
Time interval	= 2 min	Hyd. volume	= 41,099 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 0.340 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.140	2	718	16,806	-----	-----	-----	PRE DEV ONSITE STUDY BASIN 'A'
2	SCS Runoff	0.940	2	718	1,884	-----	-----	-----	POST DEV ONSITE BYPASS STUD
3	SCS Runoff	24.31	2	716	52,827	-----	-----	-----	POST DEV ONSITE ROUTED STUD
4	Reservoir	5.240	2	724	51,988	3	956.66	28,007	ROUTING
5	Combine	5.525	2	724	53,872	2, 4	-----	-----	TOTAL POST DEV FLOW AT STDY
springhaven hydro single detention.gpw					Return Period: 5 Year			Wednesday, 06 / 30 / 2021	

Hydrograph Report

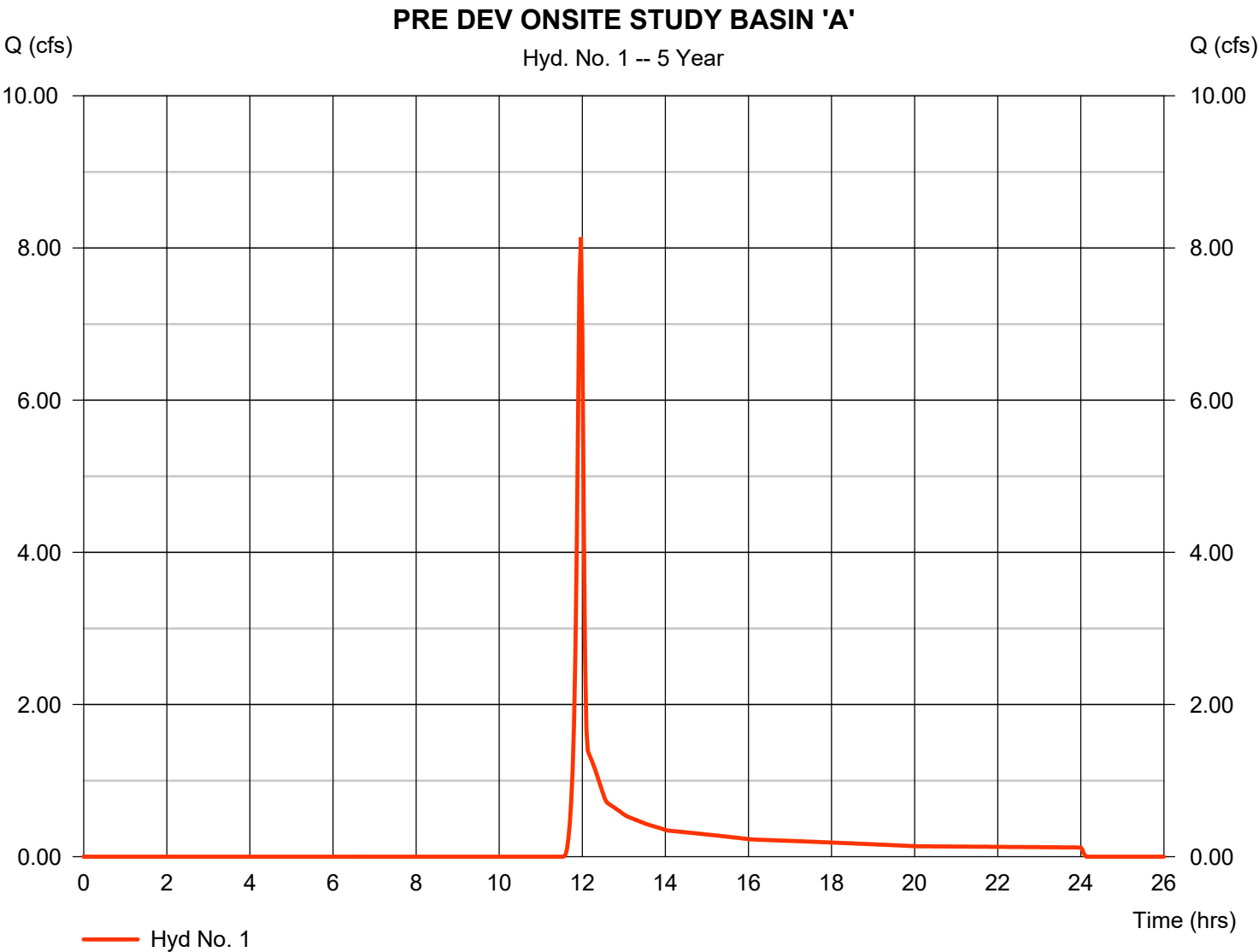
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 1

PRE DEV ONSITE STUDY BASIN 'A'

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.140 cfs
Storm frequency	=	5 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	16,806 cuft
Drainage area	=	4.170 ac	Curve number	=	57.9
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	5.04 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

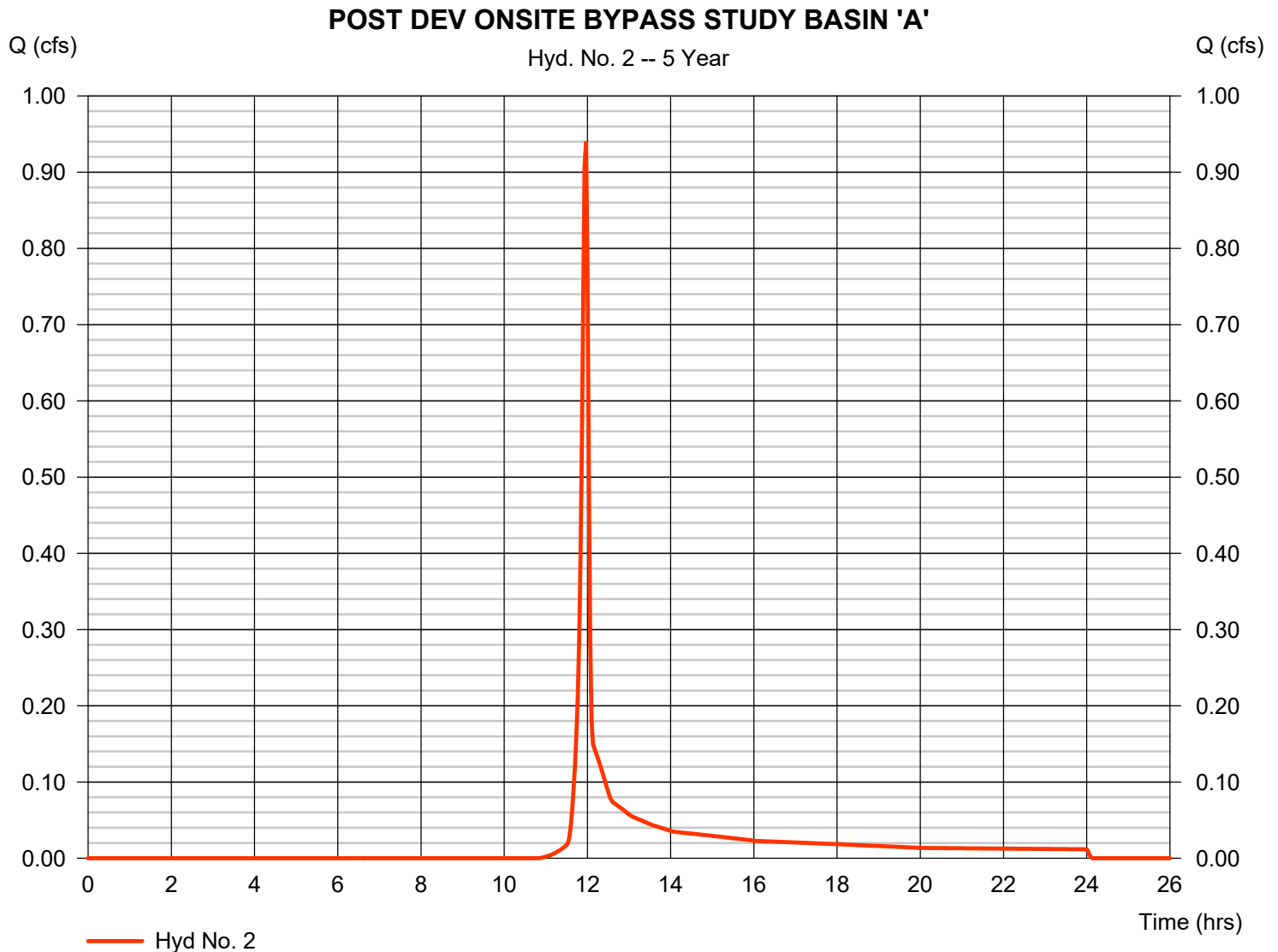
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 2

POST DEV ONSITE BYPASS STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 0.940 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 1,884 cuft
Drainage area	= 0.340 ac	Curve number	= 64.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.04 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

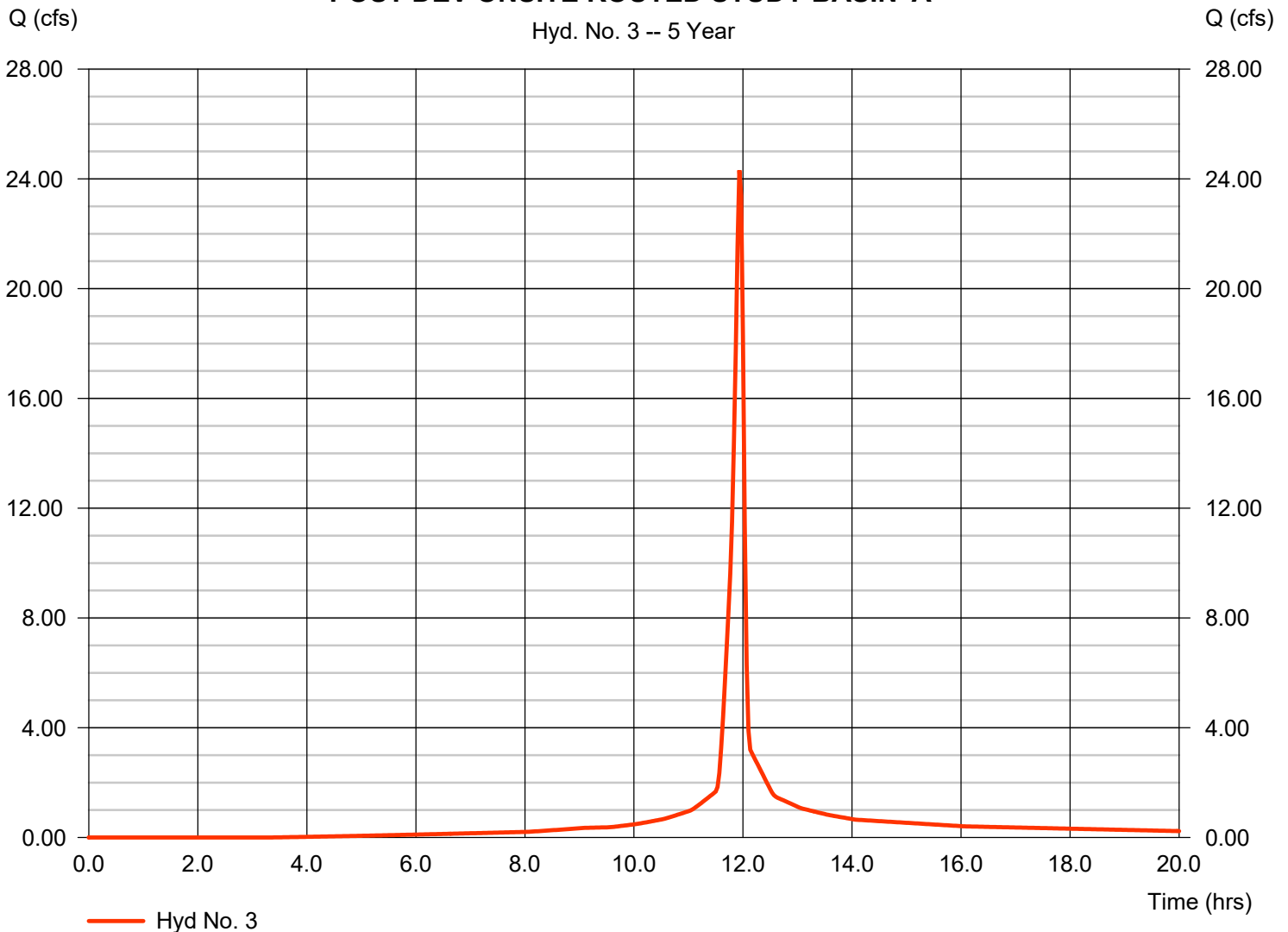
Wednesday, 06 / 30 / 2021

Hyd. No. 3

POST DEV ONSITE ROUTED STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 24.31 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 52,827 cuft
Drainage area	= 3.830 ac	Curve number	= 91.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.04 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

POST DEV ONSITE ROUTED STUDY BASIN 'A'



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

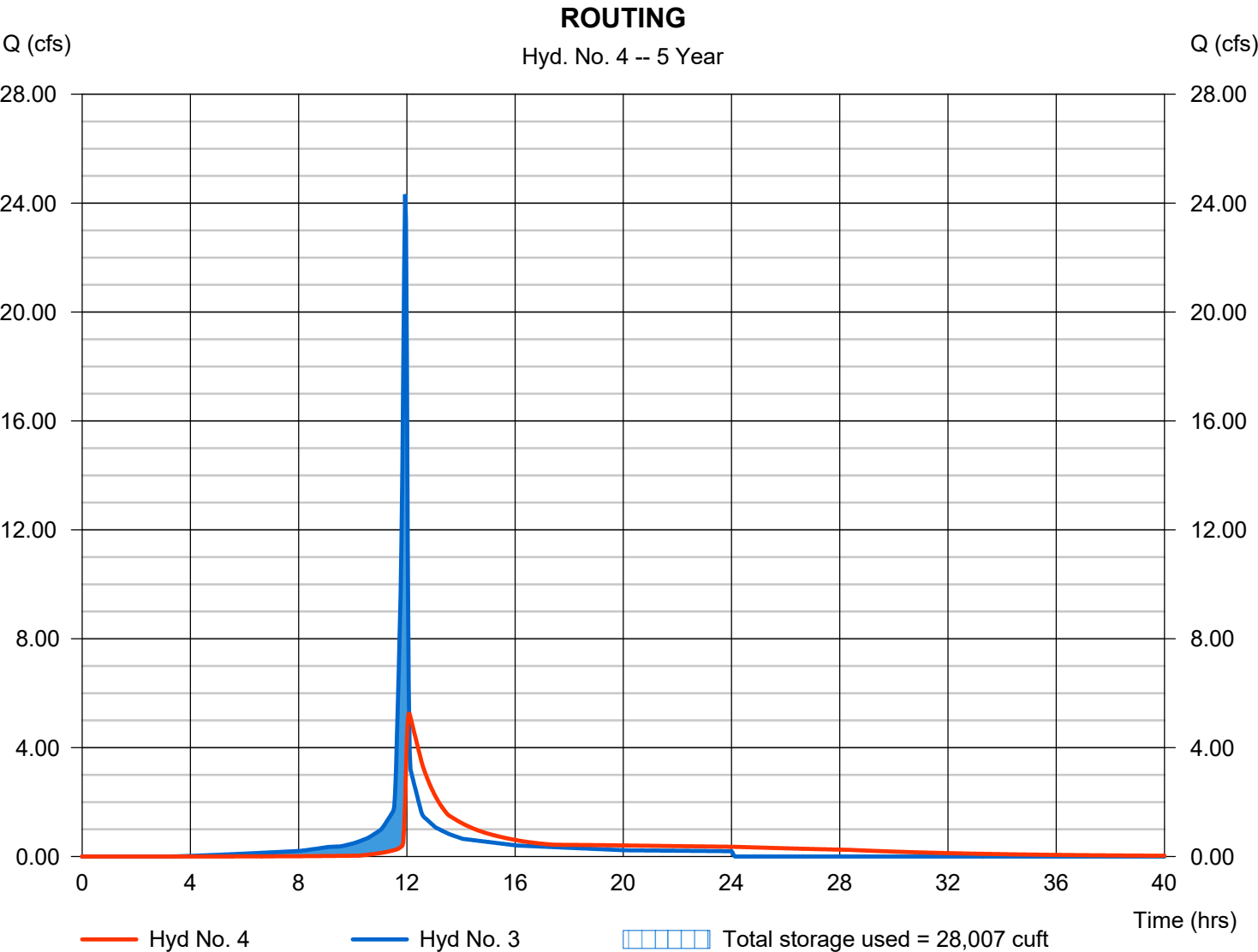
Wednesday, 06 / 30 / 2021

Hyd. No. 4

ROUTING

Hydrograph type	= Reservoir	Peak discharge	= 5.240 cfs
Storm frequency	= 5 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 51,988 cuft
Inflow hyd. No.	= 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A'	Max elevation	= 956.66 ft
Reservoir name	= UNDERGROUND MODULE STORAGE	Max storage	= 28,007 cuft

Storage Indication method used. Outflow includes exfiltration.



Hydrograph Report

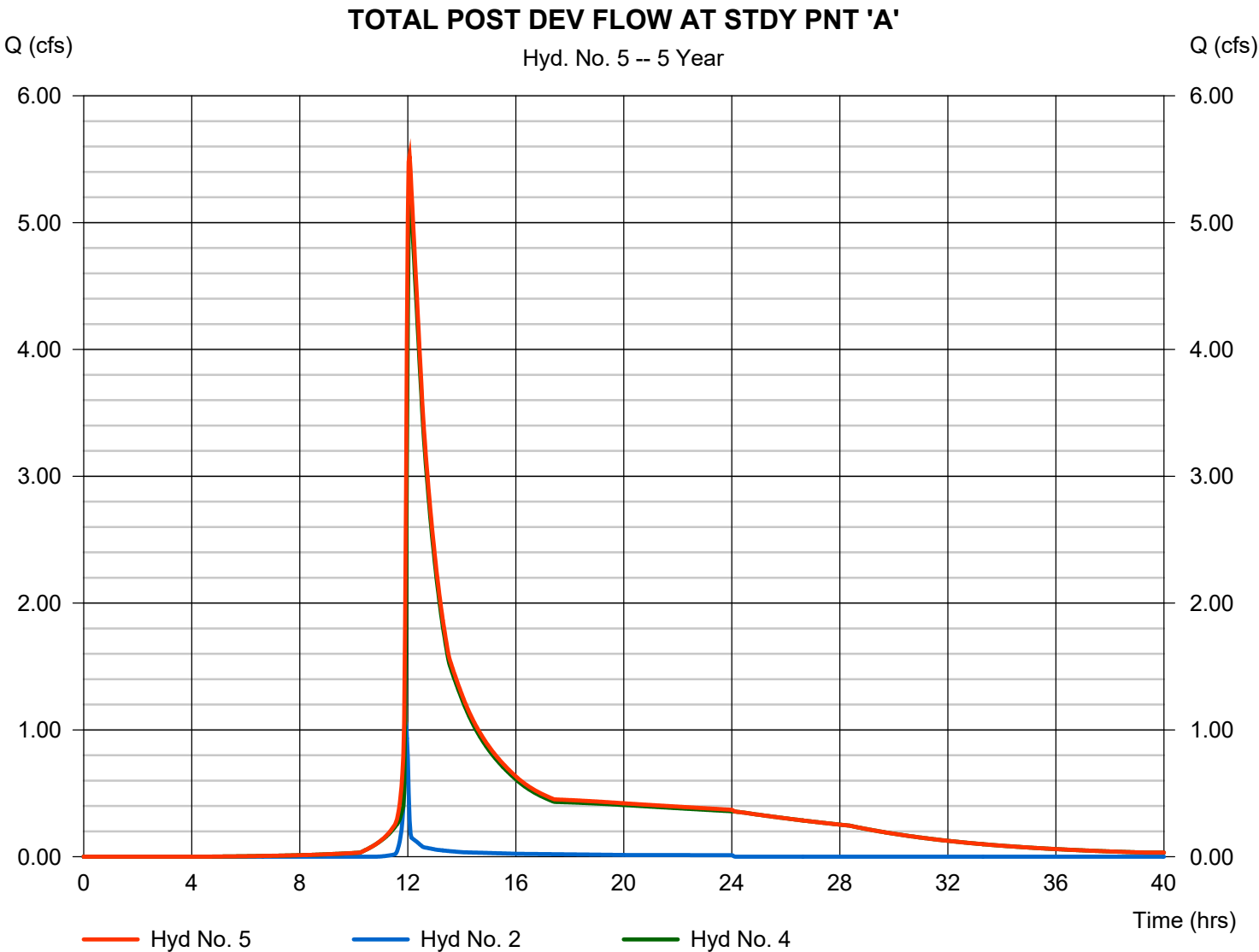
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

Hydrograph type	= Combine	Peak discharge	= 5.525 cfs
Storm frequency	= 5 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 53,872 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 0.340 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	11.23	2	718	22,726	-----	-----	-----	PRE DEV ONSITE STUDY BASIN 'A'
2	SCS Runoff	1.226	2	718	2,452	-----	-----	-----	POST DEV ONSITE BYPASS STUD
3	SCS Runoff	28.23	2	716	61,986	-----	-----	-----	POST DEV ONSITE ROUTED STUD
4	Reservoir	7.797	2	724	61,133	3	957.70	31,872	ROUTING
5	Combine	8.233	2	722	63,585	2, 4	-----	-----	TOTAL POST DEV FLOW AT STDY
springhaven hydro single detention.gpw					Return Period: 10 Year			Wednesday, 06 / 30 / 2021	

Hydrograph Report

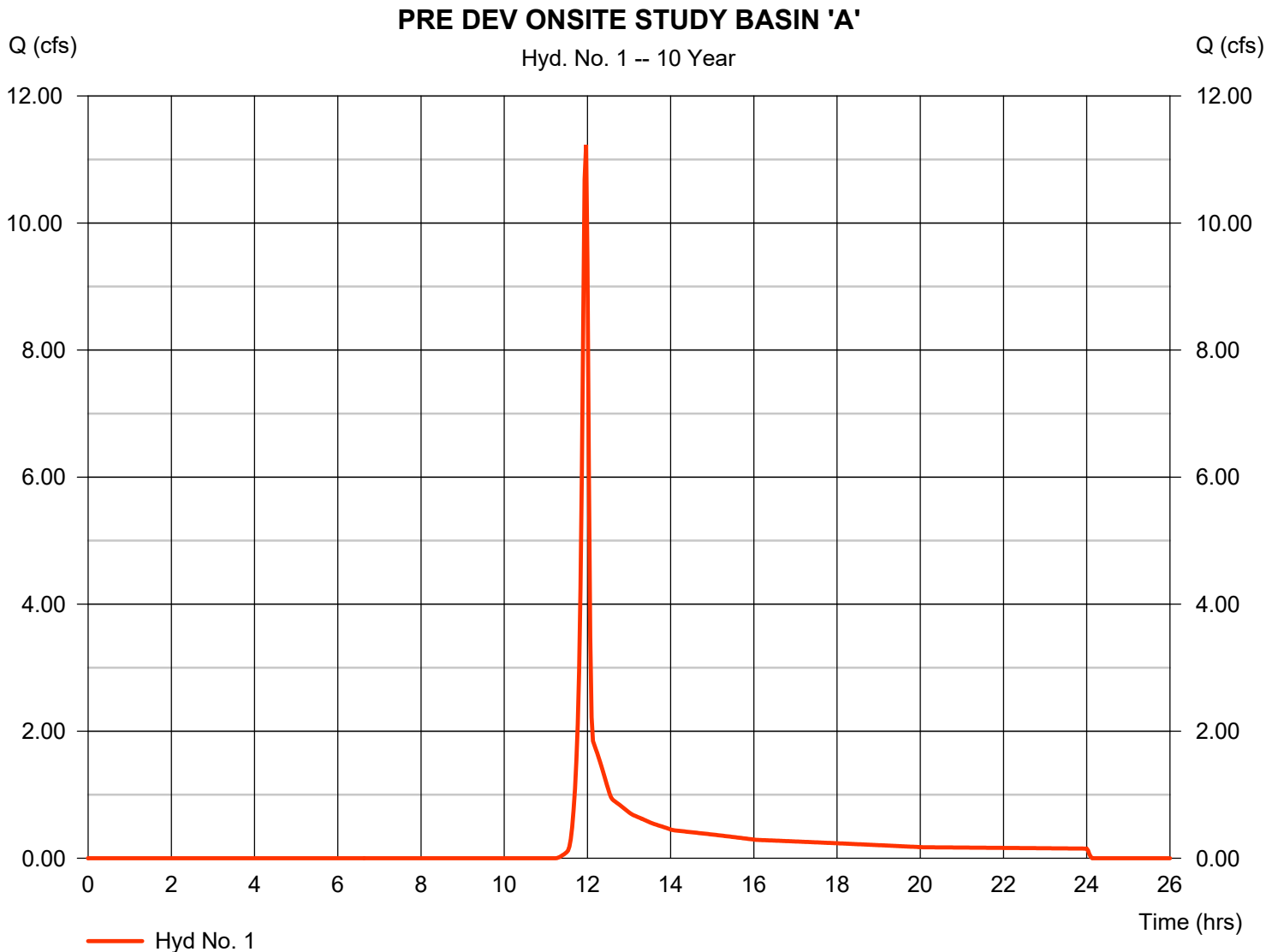
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 1

PRE DEV ONSITE STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 11.23 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 22,726 cuft
Drainage area	= 4.170 ac	Curve number	= 57.9
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.76 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

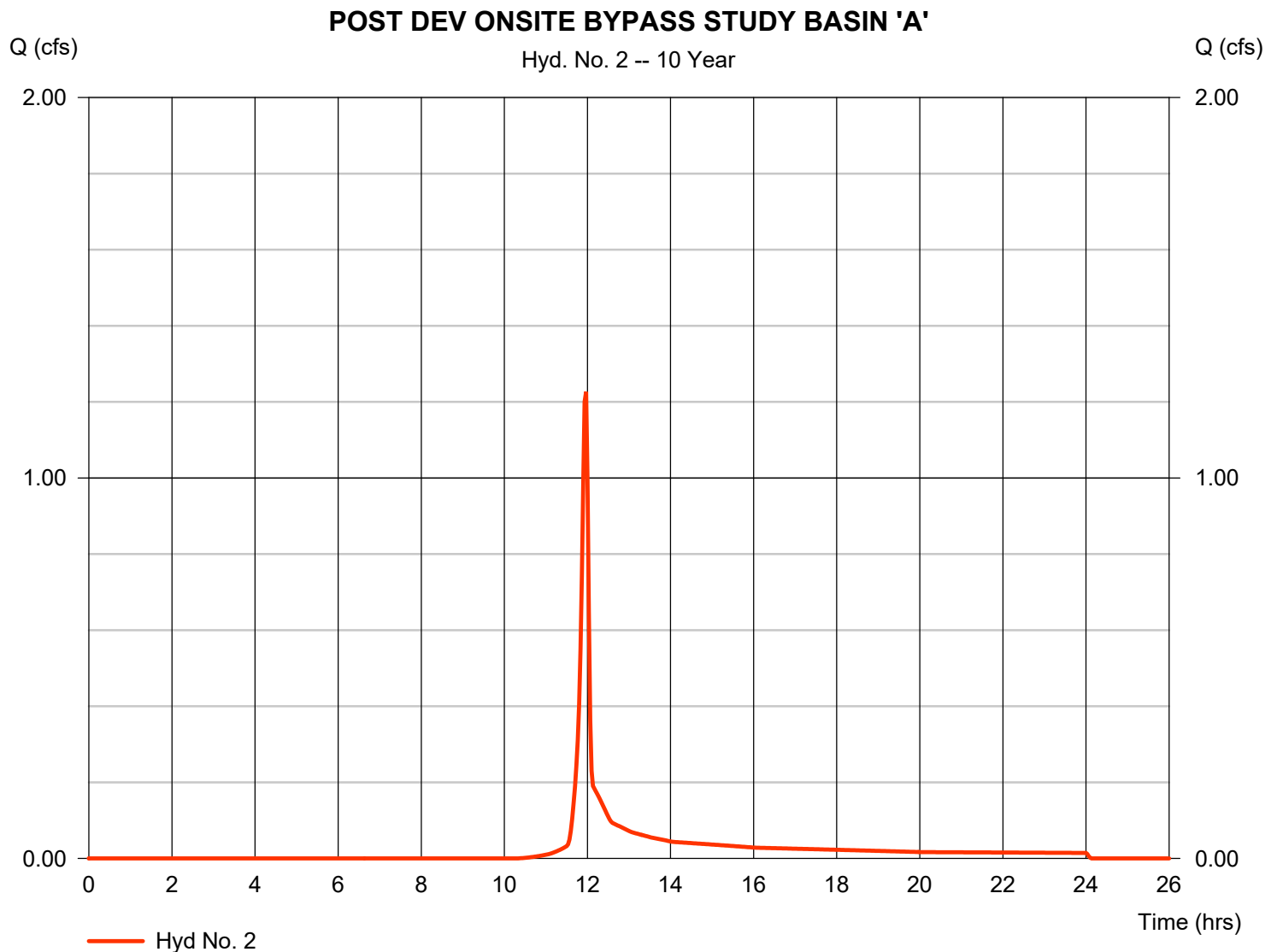
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 2

POST DEV ONSITE BYPASS STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 1.226 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 2,452 cuft
Drainage area	= 0.340 ac	Curve number	= 64.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.76 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

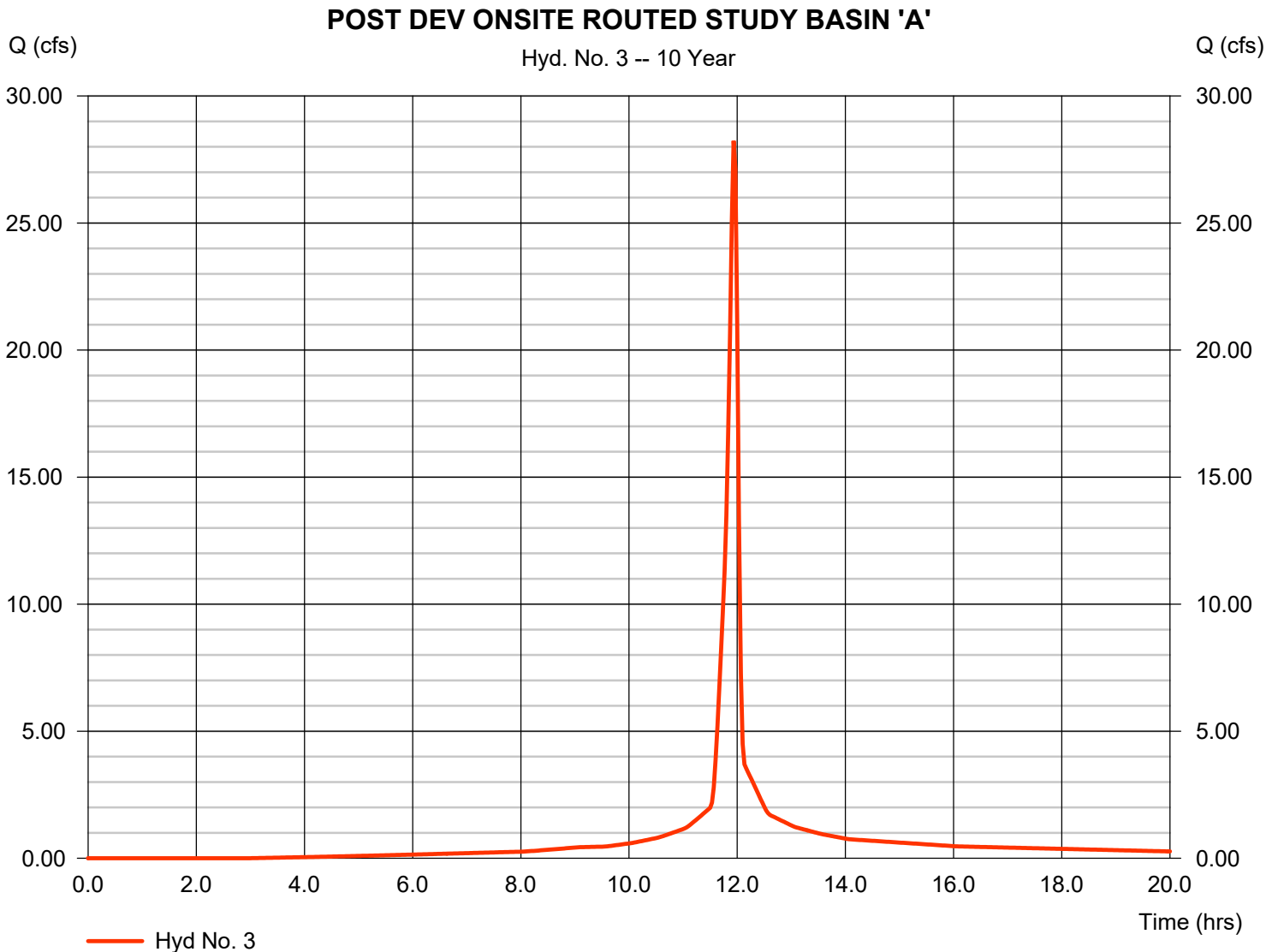
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 3

POST DEV ONSITE ROUTED STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 28.23 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 61,986 cuft
Drainage area	= 3.830 ac	Curve number	= 91.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.76 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

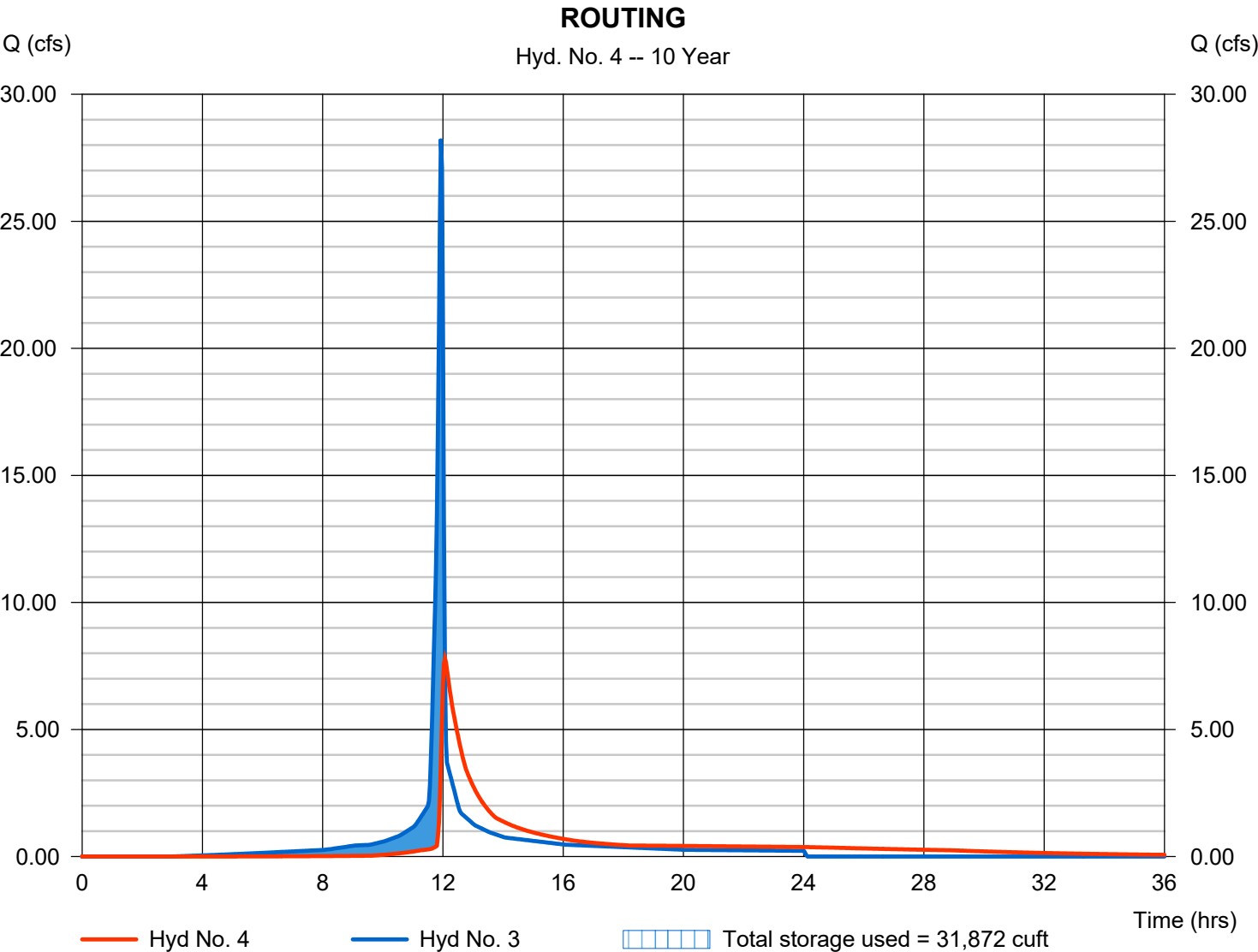
Wednesday, 06 / 30 / 2021

Hyd. No. 4

ROUTING

Hydrograph type	= Reservoir	Peak discharge	= 7.797 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 61,133 cuft
Inflow hyd. No.	= 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A'	Max elevation	= 957.70 ft
Reservoir name	= UNDERGROUND MODULE STORAGE	Max storage	= 31,872 cuft

Storage Indication method used. Outflow includes exfiltration.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

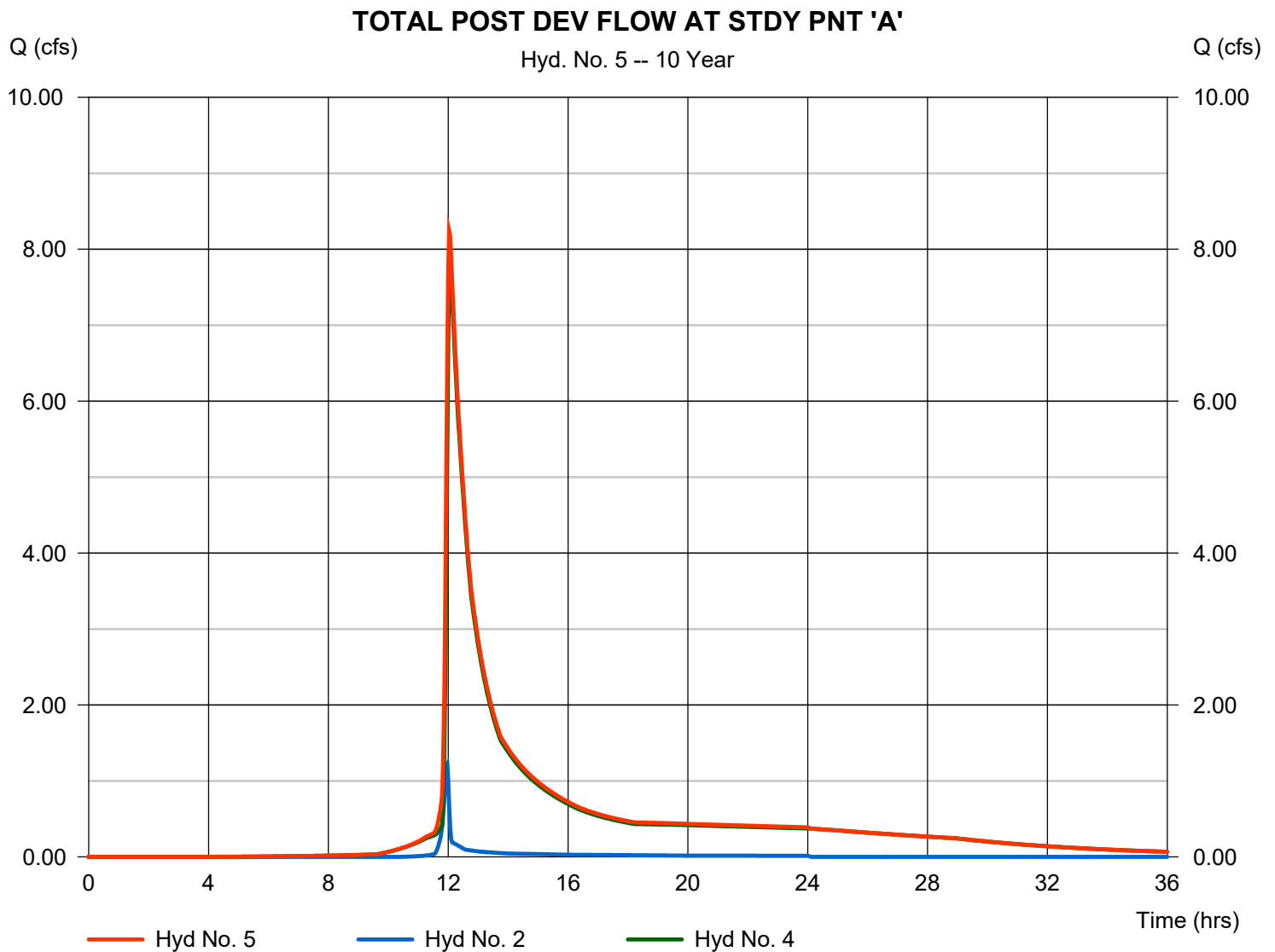
Wednesday, 06 / 30 / 2021

Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

Hydrograph type = Combine
 Storm frequency = 10 yrs
 Time interval = 2 min
 Inflow hyds. = 2, 4

Peak discharge = 8.233 cfs
 Time to peak = 12.03 hrs
 Hyd. volume = 63,585 cuft
 Contrib. drain. area = 0.340 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	15.67	2	718	31,387	-----	-----	-----	PRE DEV ONSITE STUDY BASIN 'A'
2	SCS Runoff	1.627	2	718	3,262	-----	-----	-----	POST DEV ONSITE BYPASS STUD
3	SCS Runoff	33.43	2	716	74,266	-----	-----	-----	POST DEV ONSITE ROUTED STUD
4	Reservoir	11.32	2	724	73,397	3	959.01	36,545	ROUTING
5	Combine	12.09	2	722	76,659	2, 4	-----	-----	TOTAL POST DEV FLOW AT STDY
springhaven hydro single detention.gpw					Return Period: 25 Year			Wednesday, 06 / 30 / 2021	

Hydrograph Report

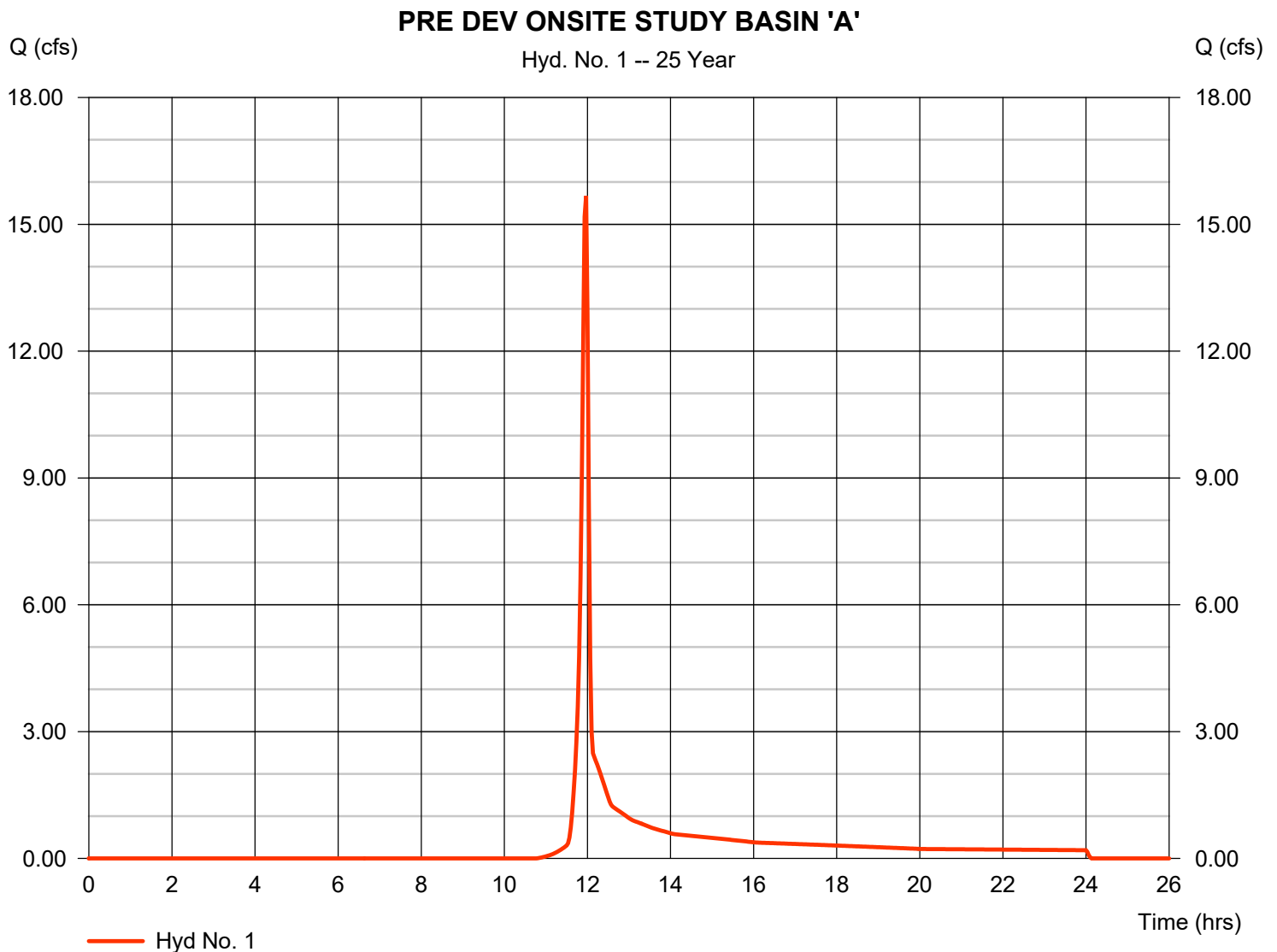
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 1

PRE DEV ONSITE STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 15.67 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 31,387 cuft
Drainage area	= 4.170 ac	Curve number	= 57.9
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.72 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

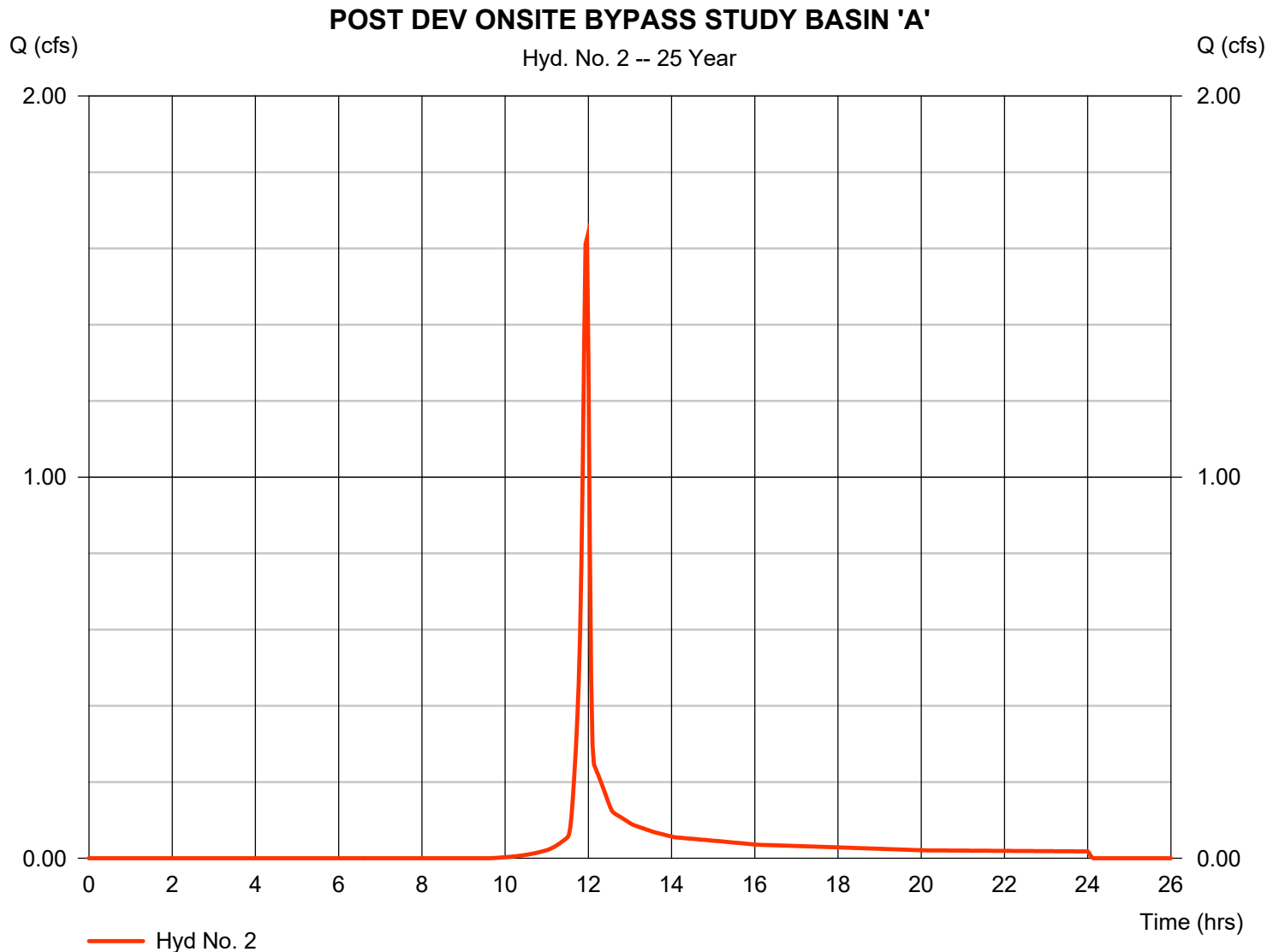
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 2

POST DEV ONSITE BYPASS STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 1.627 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 3,262 cuft
Drainage area	= 0.340 ac	Curve number	= 64.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.72 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

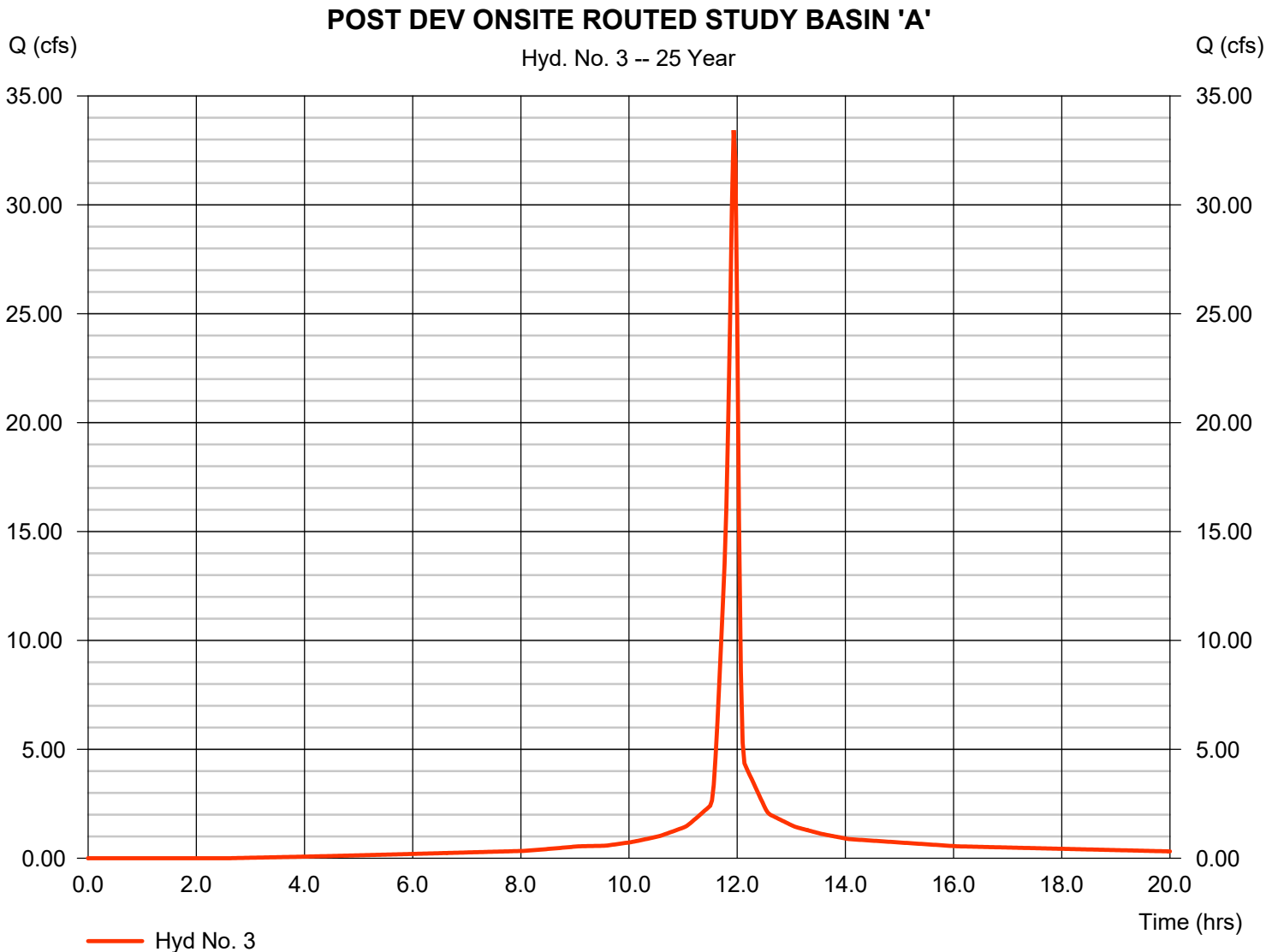
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 3

POST DEV ONSITE ROUTED STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 33.43 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 74,266 cuft
Drainage area	= 3.830 ac	Curve number	= 91.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.72 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

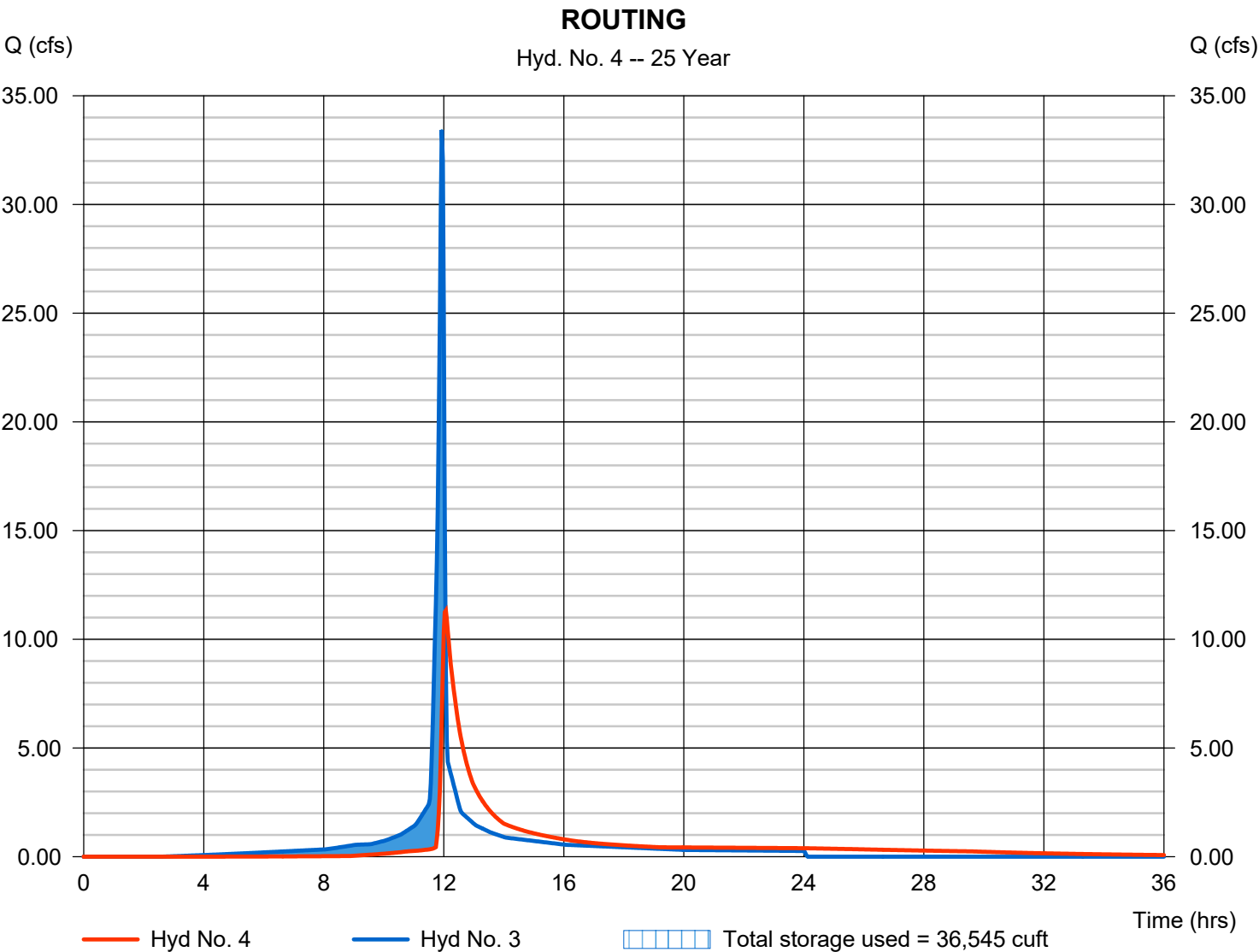
Wednesday, 06 / 30 / 2021

Hyd. No. 4

ROUTING

Hydrograph type	= Reservoir	Peak discharge	= 11.32 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.07 hrs
Time interval	= 2 min	Hyd. volume	= 73,397 cuft
Inflow hyd. No.	= 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A'	Max. elevation	= 959.01 ft
Reservoir name	= UNDERGROUND MODULE STORAGE	Max. storage	= 36,545 cuft

Storage Indication method used. Outflow includes exfiltration.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

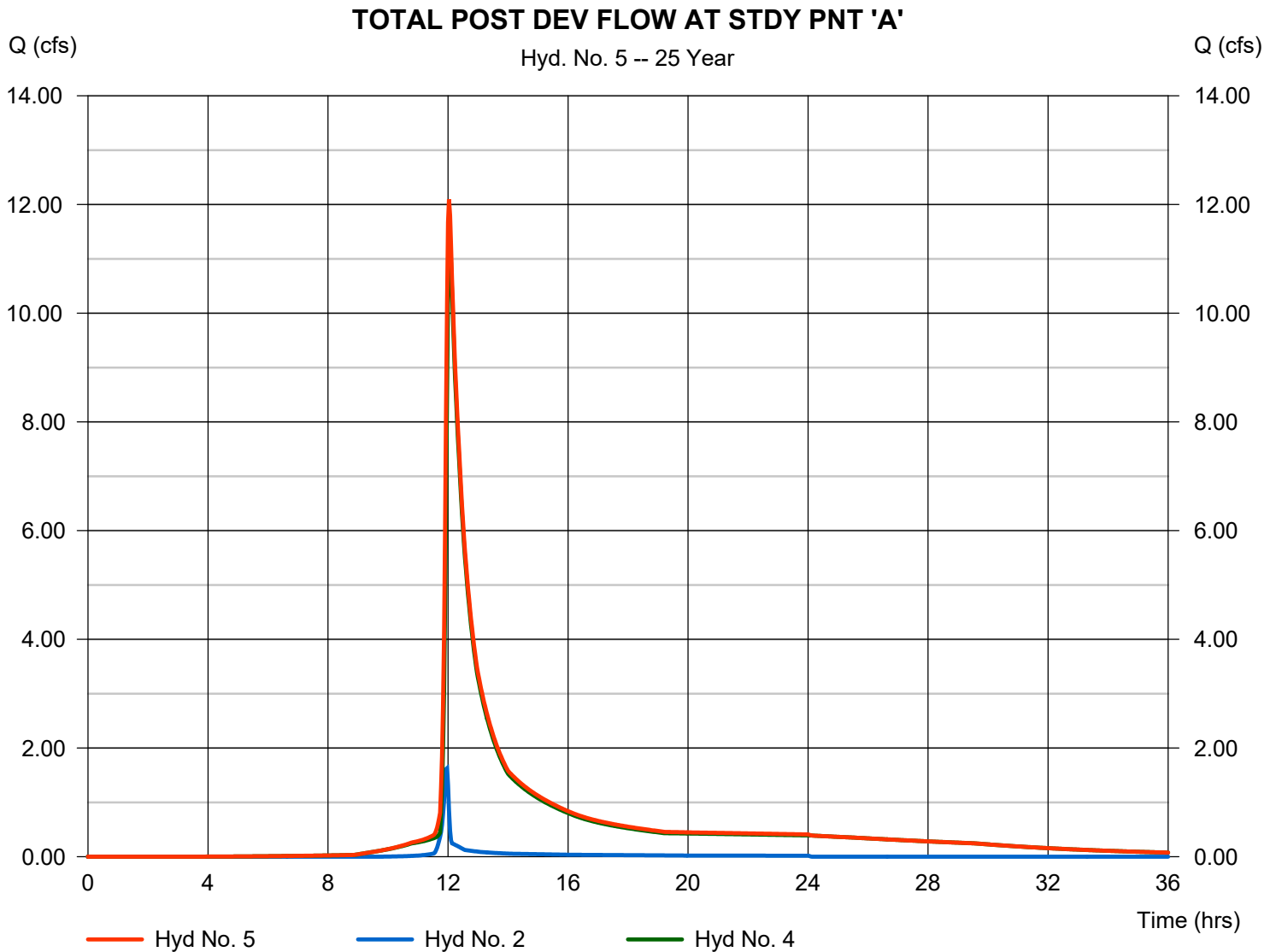
Wednesday, 06 / 30 / 2021

Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

Hydrograph type = Combine
 Storm frequency = 25 yrs
 Time interval = 2 min
 Inflow hyds. = 2, 4

Peak discharge = 12.09 cfs
 Time to peak = 12.03 hrs
 Hyd. volume = 76,659 cuft
 Contrib. drain. area = 0.340 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	17.99	2	718	35,992	-----	-----	-----	PRE DEV ONSITE STUDY BASIN 'A'
2	SCS Runoff	1.834	2	718	3,686	-----	-----	-----	POST DEV ONSITE BYPASS STUD
3	SCS Runoff	36.02	2	716	80,427	-----	-----	-----	POST DEV ONSITE ROUTED STUD
4	Reservoir	13.97	2	722	79,552	3	959.59	38,648	ROUTING
5	Combine	14.92	2	722	83,237	2, 4	-----	-----	TOTAL POST DEV FLOW AT STDY
springhaven hydro single detention.gpw					Return Period: 50 Year			Wednesday, 06 / 30 / 2021	

Hydrograph Report

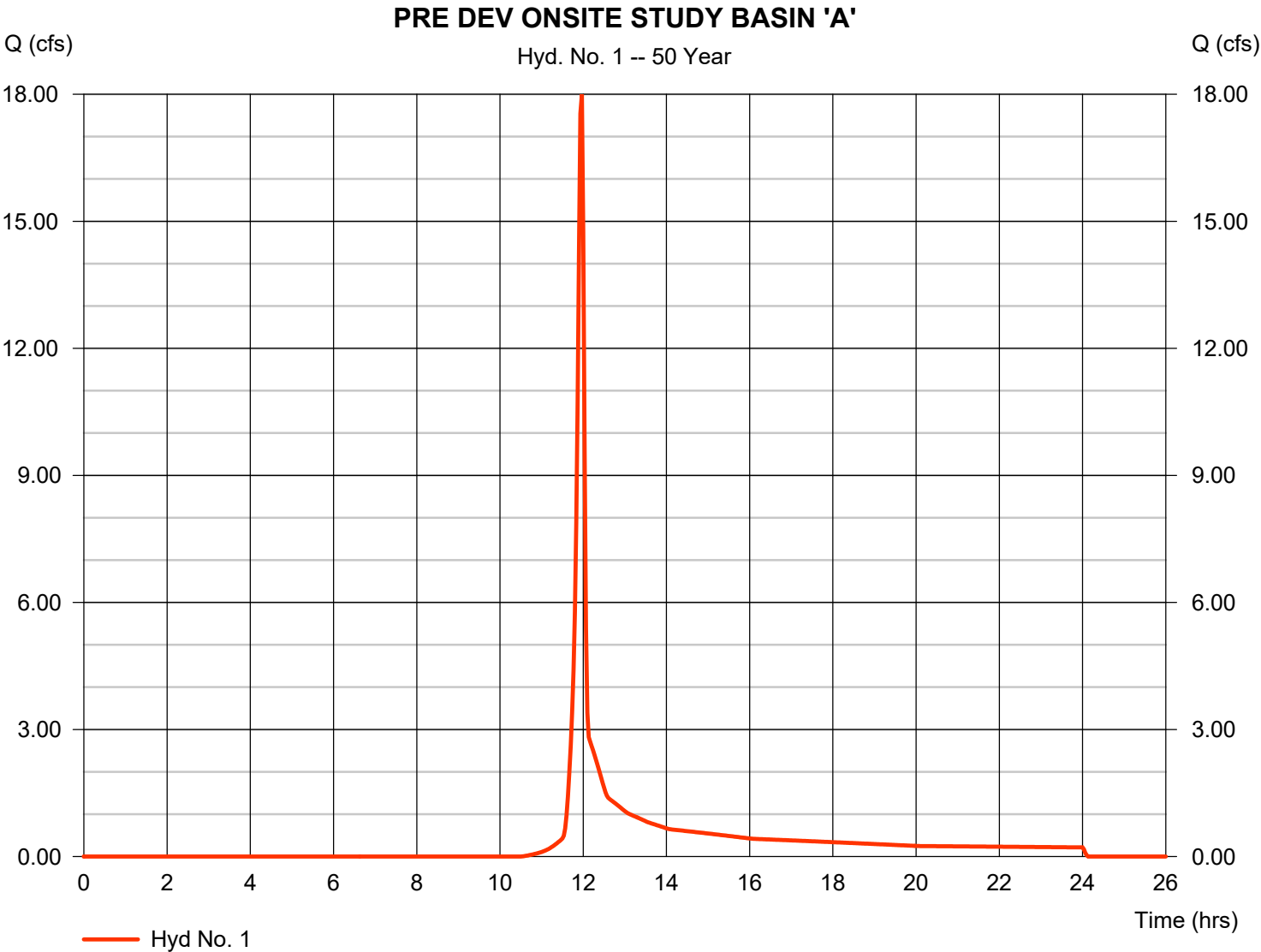
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 1

PRE DEV ONSITE STUDY BASIN 'A'

Hydrograph type	=	SCS Runoff	Peak discharge	=	17.99 cfs
Storm frequency	=	50 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	35,992 cuft
Drainage area	=	4.170 ac	Curve number	=	57.9
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

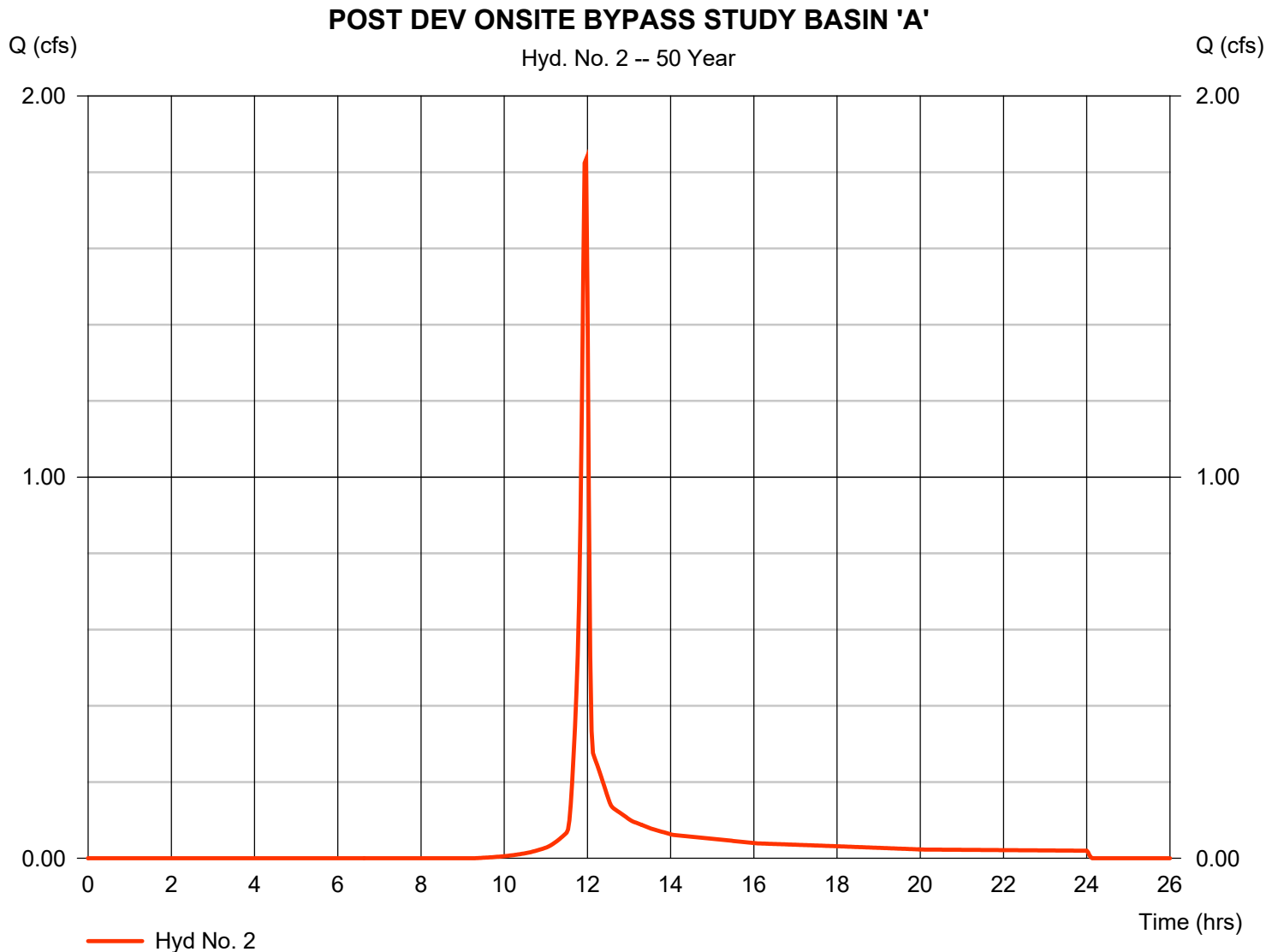
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 2

POST DEV ONSITE BYPASS STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 1.834 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 3,686 cuft
Drainage area	= 0.340 ac	Curve number	= 64.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

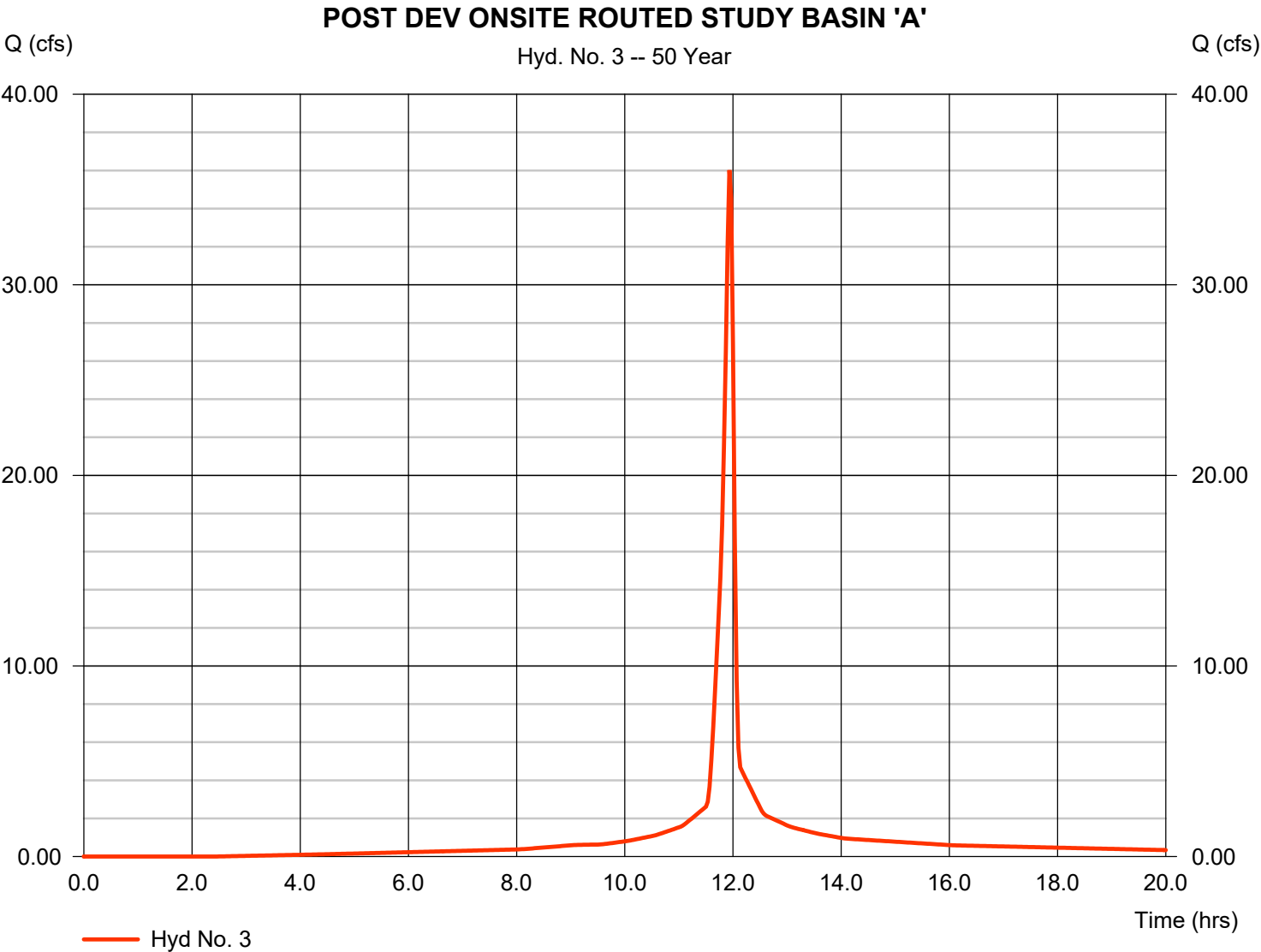
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 3

POST DEV ONSITE ROUTED STUDY BASIN 'A'

Hydrograph type	=	SCS Runoff	Peak discharge	=	36.02 cfs
Storm frequency	=	50 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	80,427 cuft
Drainage area	=	3.830 ac	Curve number	=	91.3
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

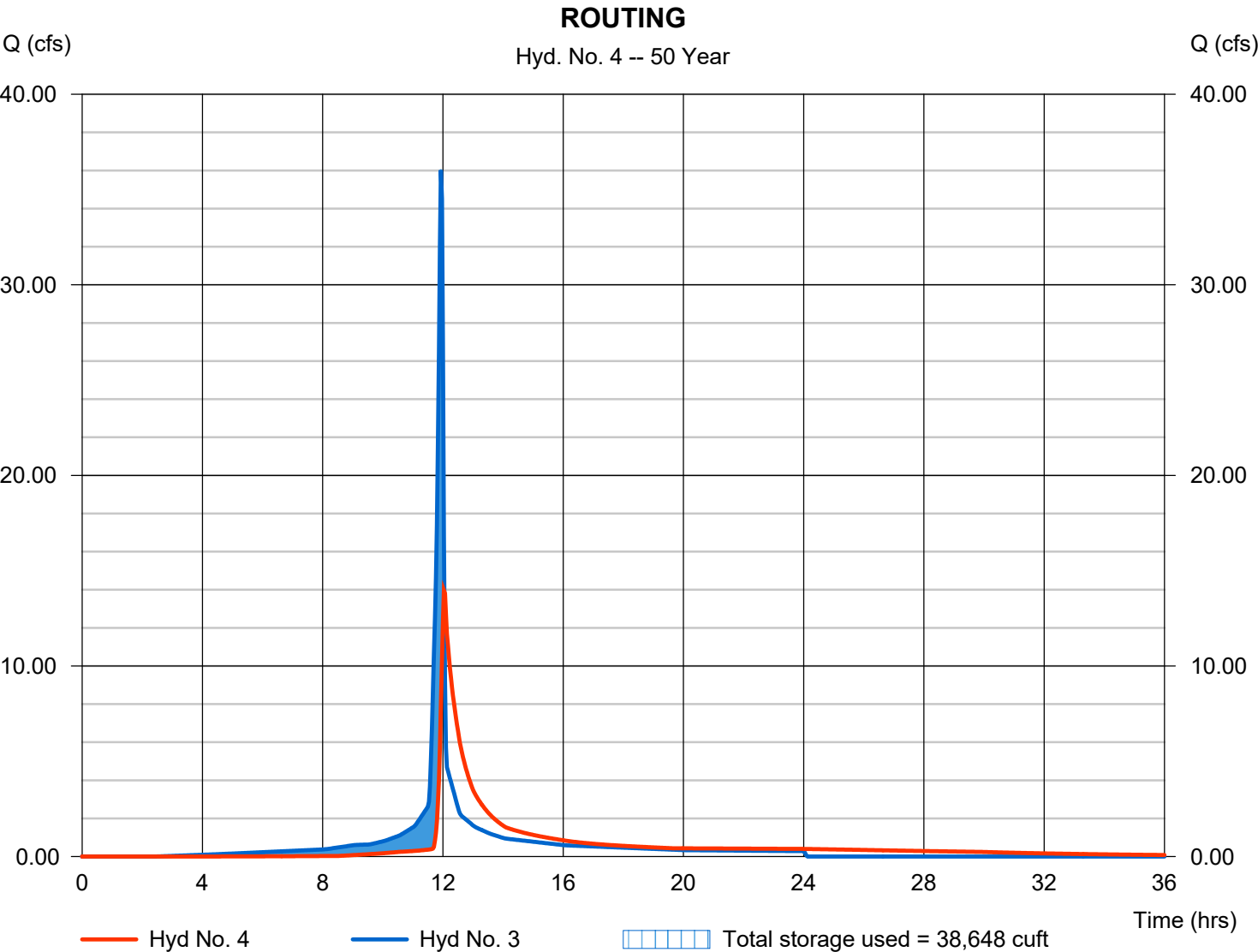
Wednesday, 06 / 30 / 2021

Hyd. No. 4

ROUTING

Hydrograph type	= Reservoir	Peak discharge	= 13.97 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 79,552 cuft
Inflow hyd. No.	= 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A'	Max. elevation	= 959.59 ft
Reservoir name	= UNDERGROUND MODULE STORAGE	Max. storage	= 38,648 cuft

Storage Indication method used. Outflow includes exfiltration.



Hydrograph Report

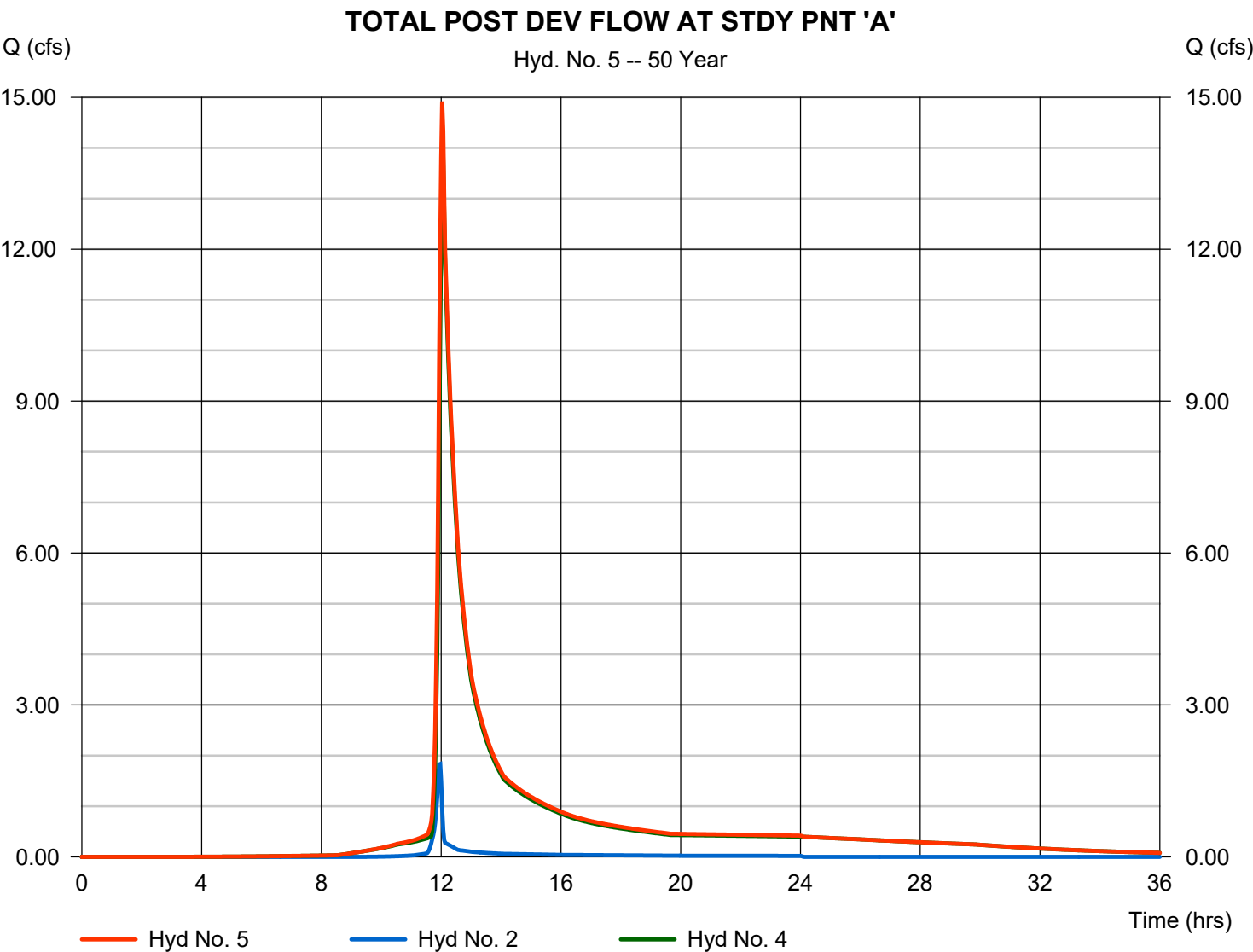
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

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Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

Hydrograph type	= Combine	Peak discharge	= 14.92 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 83,237 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 0.340 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	21.59	2	718	43,188	-----	-----	-----	PRE DEV ONSITE STUDY BASIN 'A'
2	SCS Runoff	2.150	2	718	4,340	-----	-----	-----	POST DEV ONSITE BYPASS STUD
3	SCS Runoff	39.89	2	716	89,688	-----	-----	-----	POST DEV ONSITE ROUTED STUD
4	Reservoir	18.36	2	722	88,804	3	960.31	41,441	ROUTING
5	Combine	19.47	2	722	93,144	2, 4	-----	-----	TOTAL POST DEV FLOW AT STDY
springhaven hydro single detention.gpw					Return Period: 100 Year			Wednesday, 06 / 30 / 2021	

Hydrograph Report

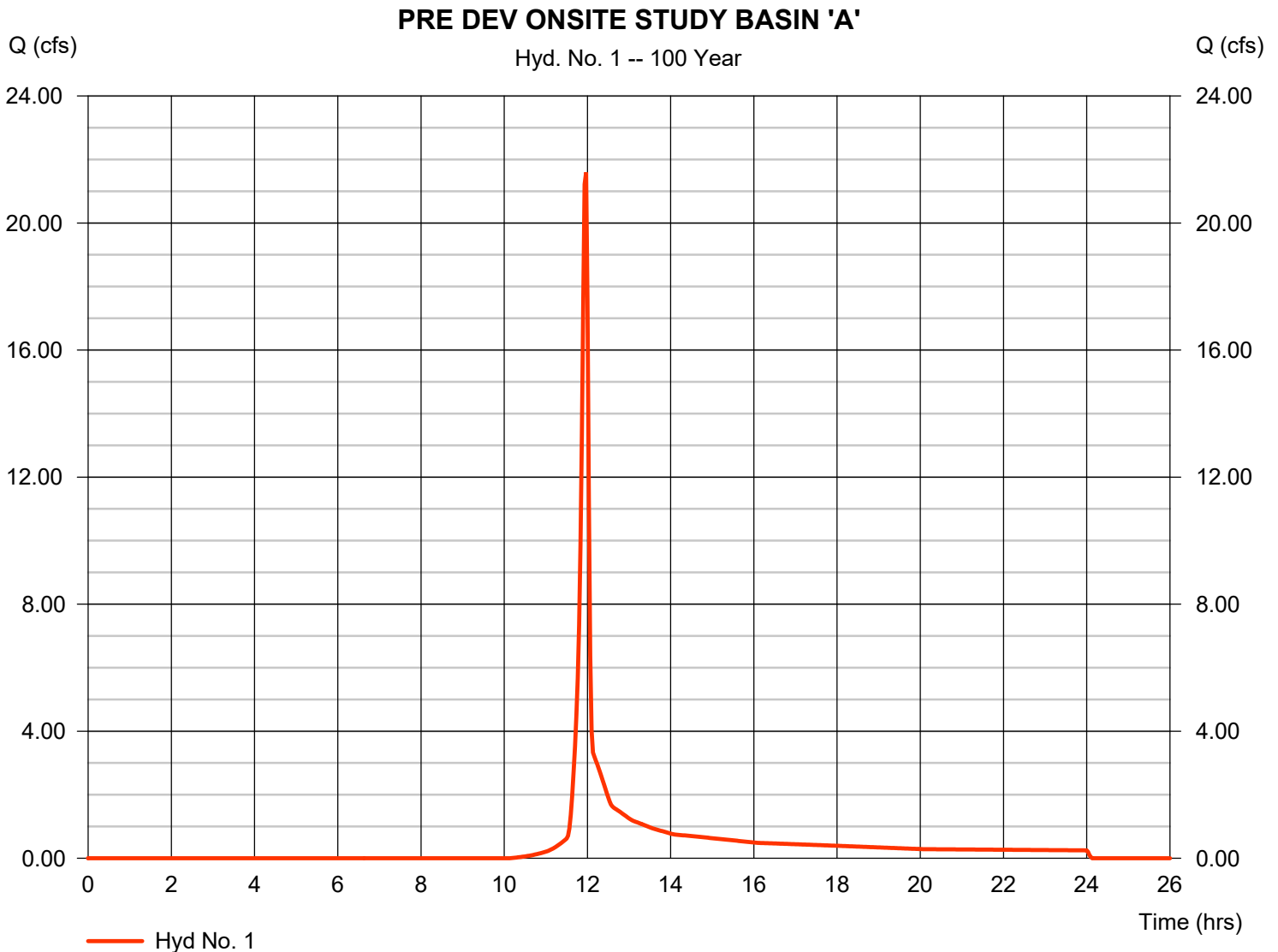
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 1

PRE DEV ONSITE STUDY BASIN 'A'

Hydrograph type	=	SCS Runoff	Peak discharge	=	21.59 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	43,188 cuft
Drainage area	=	4.170 ac	Curve number	=	57.9
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

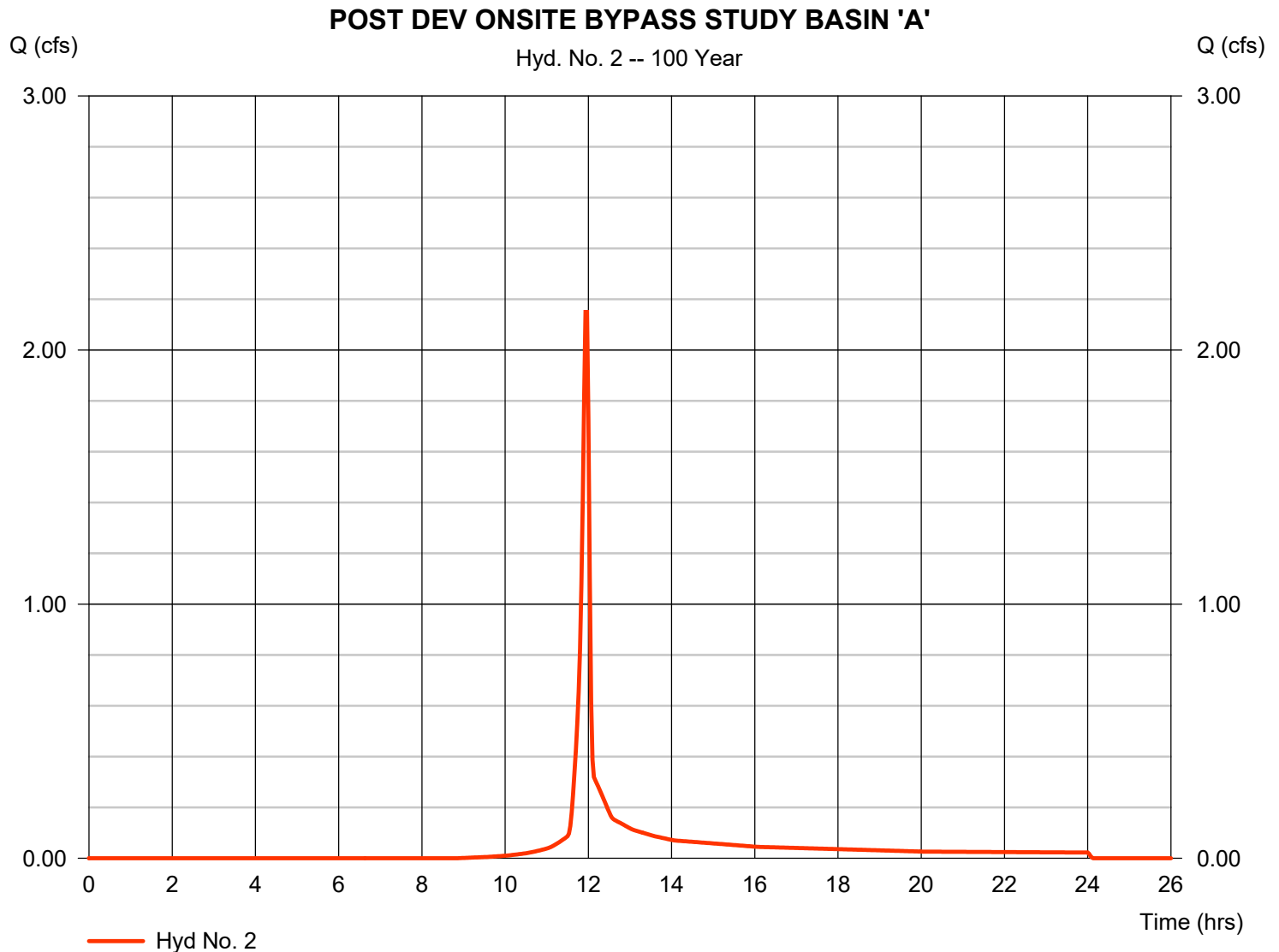
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Wednesday, 06 / 30 / 2021

Hyd. No. 2

POST DEV ONSITE BYPASS STUDY BASIN 'A'

Hydrograph type	= SCS Runoff	Peak discharge	= 2.150 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 4,340 cuft
Drainage area	= 0.340 ac	Curve number	= 64.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.92 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

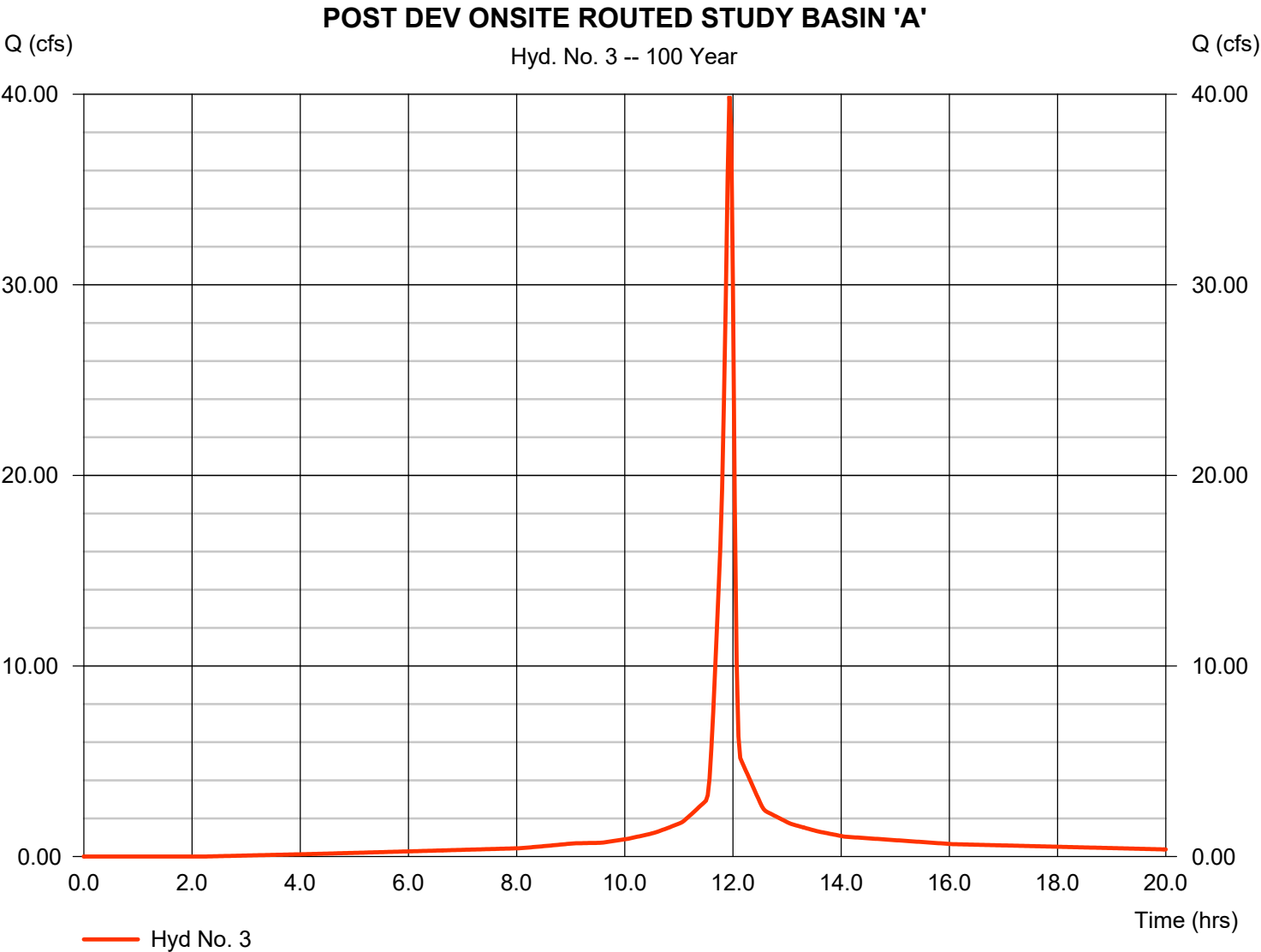
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

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Hyd. No. 3

POST DEV ONSITE ROUTED STUDY BASIN 'A'

Hydrograph type	=	SCS Runoff	Peak discharge	=	39.89 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	89,688 cuft
Drainage area	=	3.830 ac	Curve number	=	91.3
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

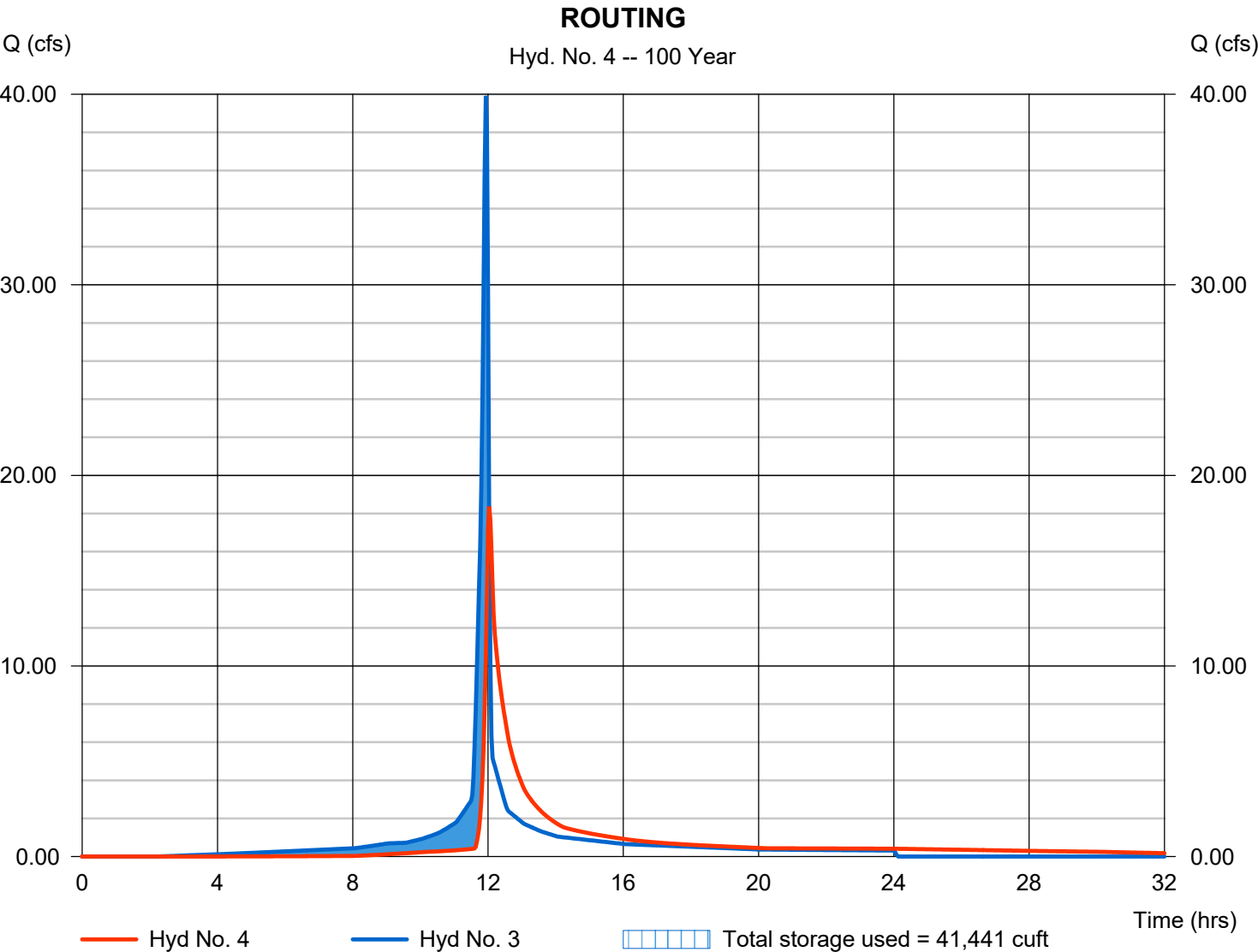
Wednesday, 06 / 30 / 2021

Hyd. No. 4

ROUTING

Hydrograph type	= Reservoir	Peak discharge	= 18.36 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 88,804 cuft
Inflow hyd. No.	= 3 - POST DEV ONSITE ROUTING STUDY BASIN 'A'	Max elevation	= 960.31 ft
Reservoir name	= UNDERGROUND MODULE STORAGE	Max storage	= 41,441 cuft

Storage Indication method used. Outflow includes exfiltration.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

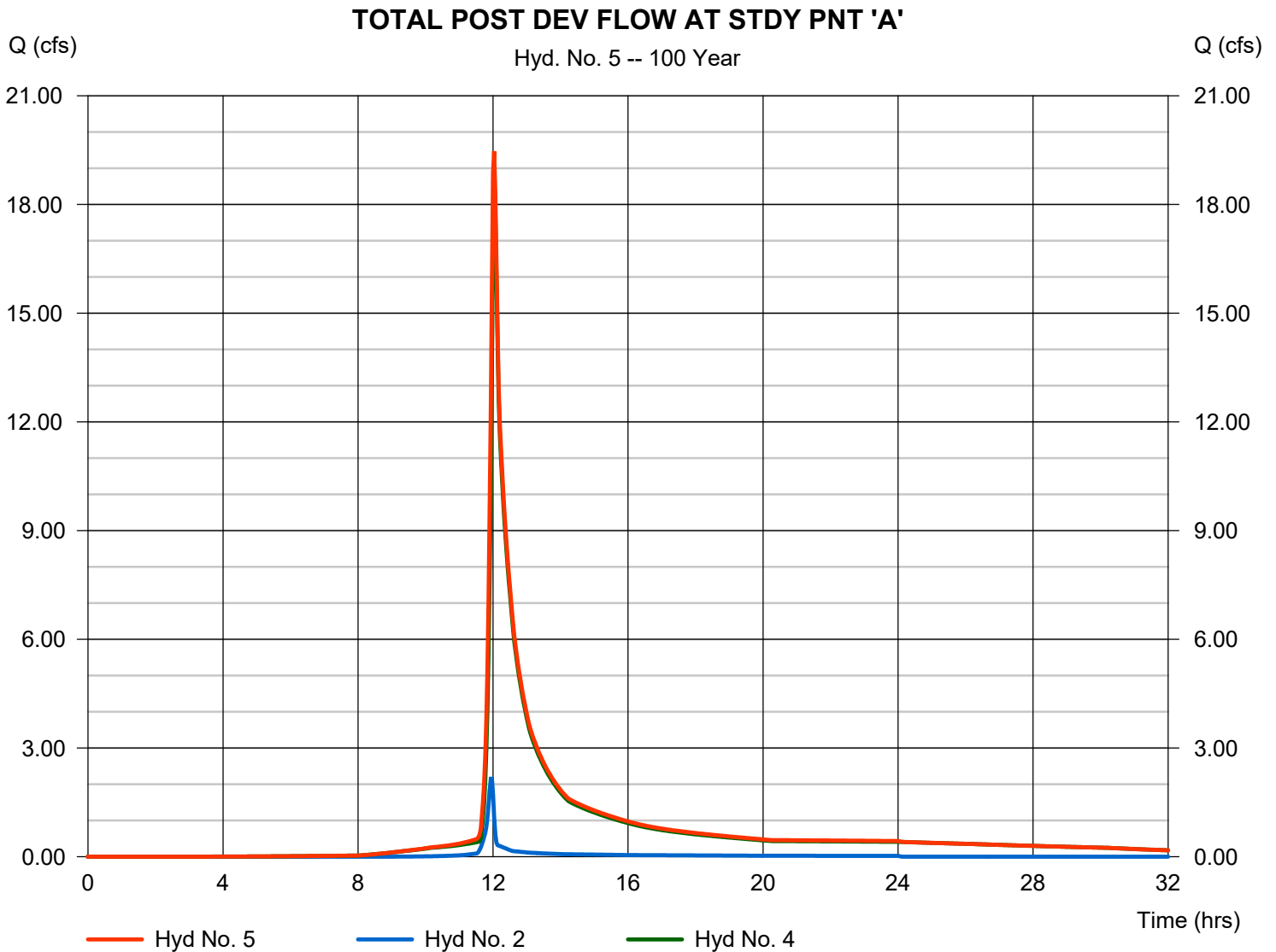
Wednesday, 06 / 30 / 2021

Hyd. No. 5

TOTAL POST DEV FLOW AT STDY PNT 'A'

Hydrograph type = Combine
 Storm frequency = 100 yrs
 Time interval = 2 min
 Inflow hyds. = 2, 4

Peak discharge = 19.47 cfs
 Time to peak = 12.03 hrs
 Hyd. volume = 93,144 cuft
 Contrib. drain. area = 0.340 ac



Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

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Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	36.5608	7.6000	0.7532	-----
2	56.3960	10.8000	0.8126	-----
3	0.0000	0.0000	0.0000	-----
5	60.4756	11.9000	0.7730	-----
10	59.5578	11.7000	0.7384	-----
25	66.1540	12.2000	0.7236	-----
50	74.6580	13.0000	0.7242	-----
100	79.4626	13.2000	0.7150	-----

File name: atlanta.IDF

$$\text{Intensity} = B / (T_c + D)^E$$

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	5.42	4.22	3.49	3.00	2.65	2.38	2.17	1.99	1.85	1.73	1.62	1.53
2	5.99	4.79	4.02	3.48	3.08	2.77	2.52	2.32	2.15	2.00	1.88	1.77
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.80	5.56	4.75	4.16	3.72	3.37	3.09	2.86	2.66	2.49	2.35	2.22
10	7.45	6.14	5.27	4.64	4.16	3.79	3.49	3.23	3.02	2.84	2.68	2.54
25	8.44	7.02	6.06	5.36	4.83	4.41	4.07	3.78	3.54	3.33	3.15	2.99
50	9.21	7.71	6.69	5.94	5.36	4.90	4.52	4.21	3.95	3.72	3.52	3.34
100	9.98	8.39	7.30	6.49	5.87	5.38	4.97	4.64	4.35	4.10	3.88	3.69

Tc = time in minutes. Values may exceed 60.

Precip. file name: C:\LAND PROJECTS 2008\140422\hydro\atlanta.pcp

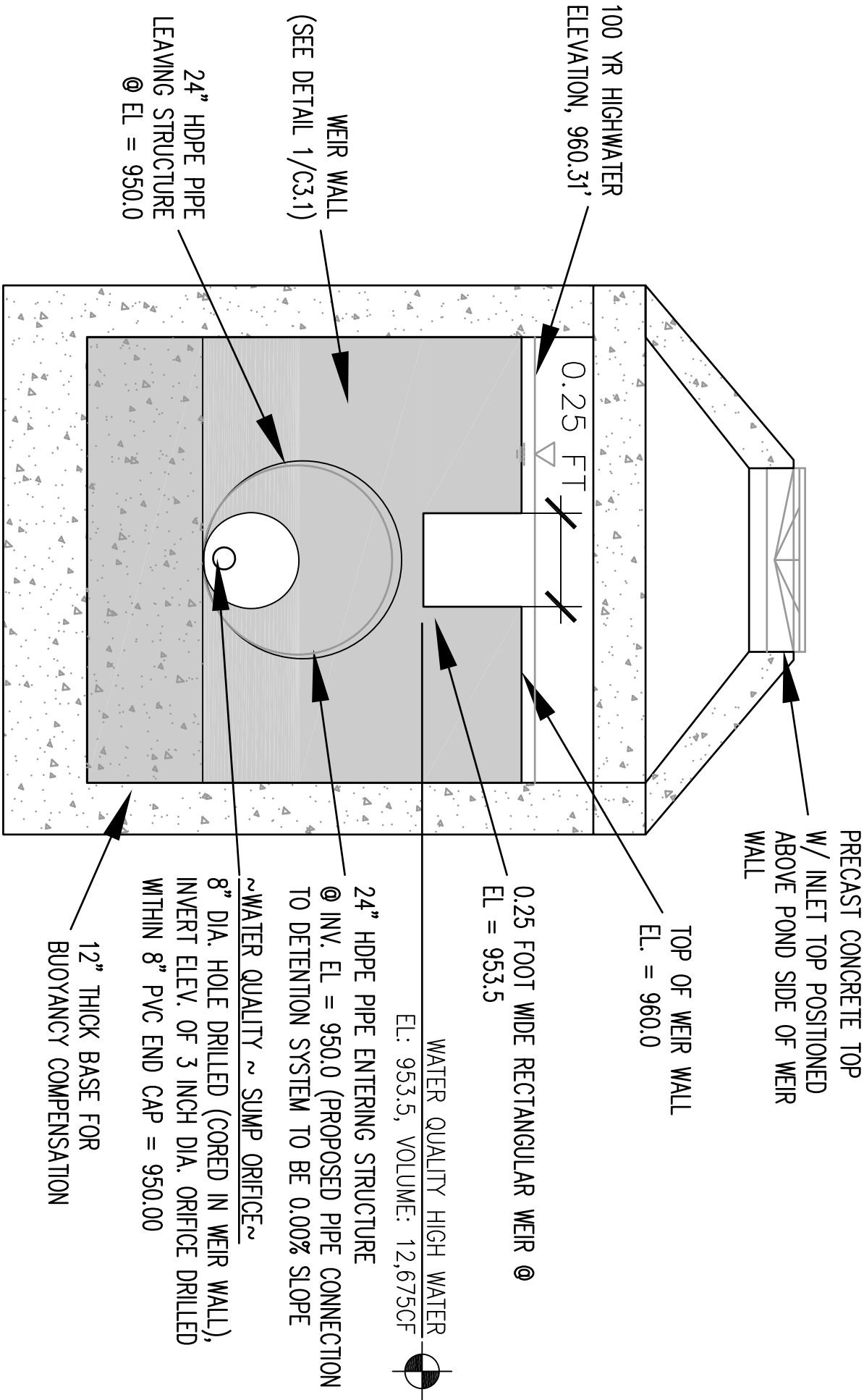
Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	3.36	4.08	0.00	5.04	5.76	6.72	7.20	7.92
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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APPENDIX "B"

OUTLET CONTROL STRUCTURE DETAILS W/ STAGE STORAGE REPORT



1 OUTLET CONTROL STRUCTURE SECTION DETAIL

C3.1

SECTION VIEW / NOT TO SCALE

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

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Pond No. 1 - UNDERGROUND MODULE SYSTEM

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	949.00	n/a	0	0
11.33	960.33	n/a	41,531	41,531

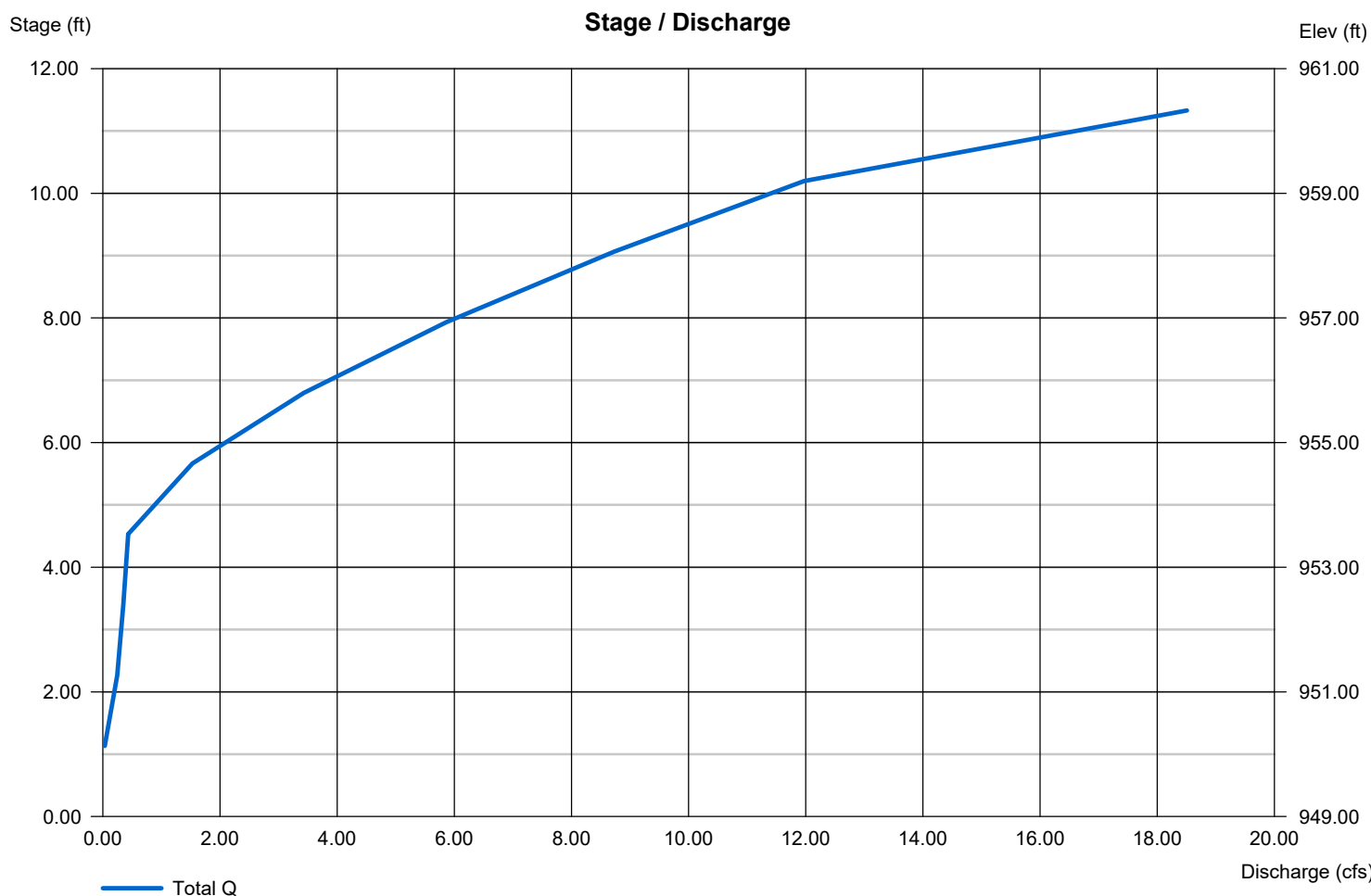
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	3.00	0.00	0.00
Span (in)	= 24.00	3.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 950.00	950.00	0.00	0.00
Length (ft)	= 1.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

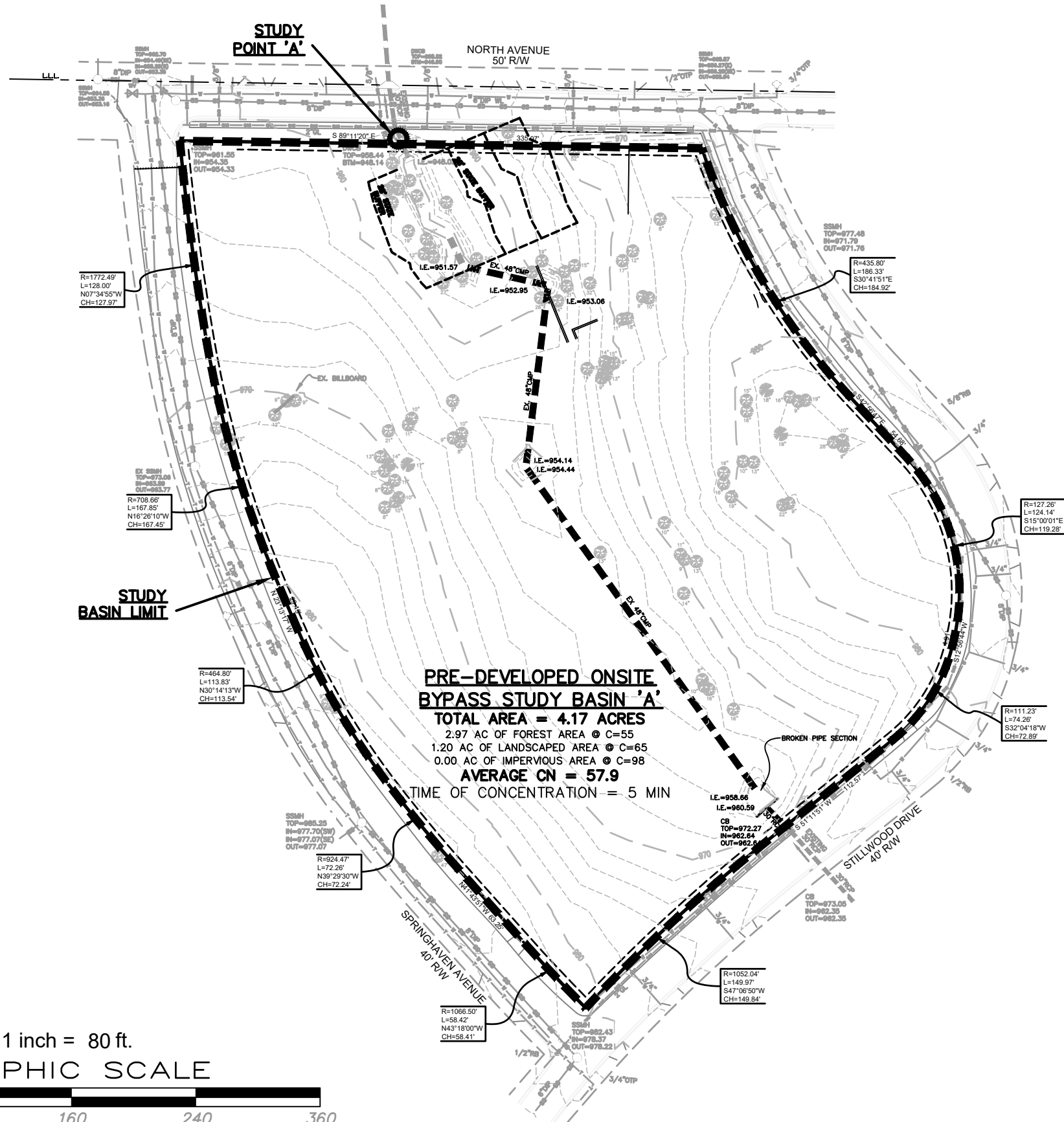
	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.75	0.25	0.00	0.00
Crest El. (ft)	= 960.00	953.50	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	---	---
Multi-Stage	= Yes	Yes	No	No
Exfil.(in/hr)	= 0.500 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).





1 inch = 80 ft.
GRAPHIC SCALE

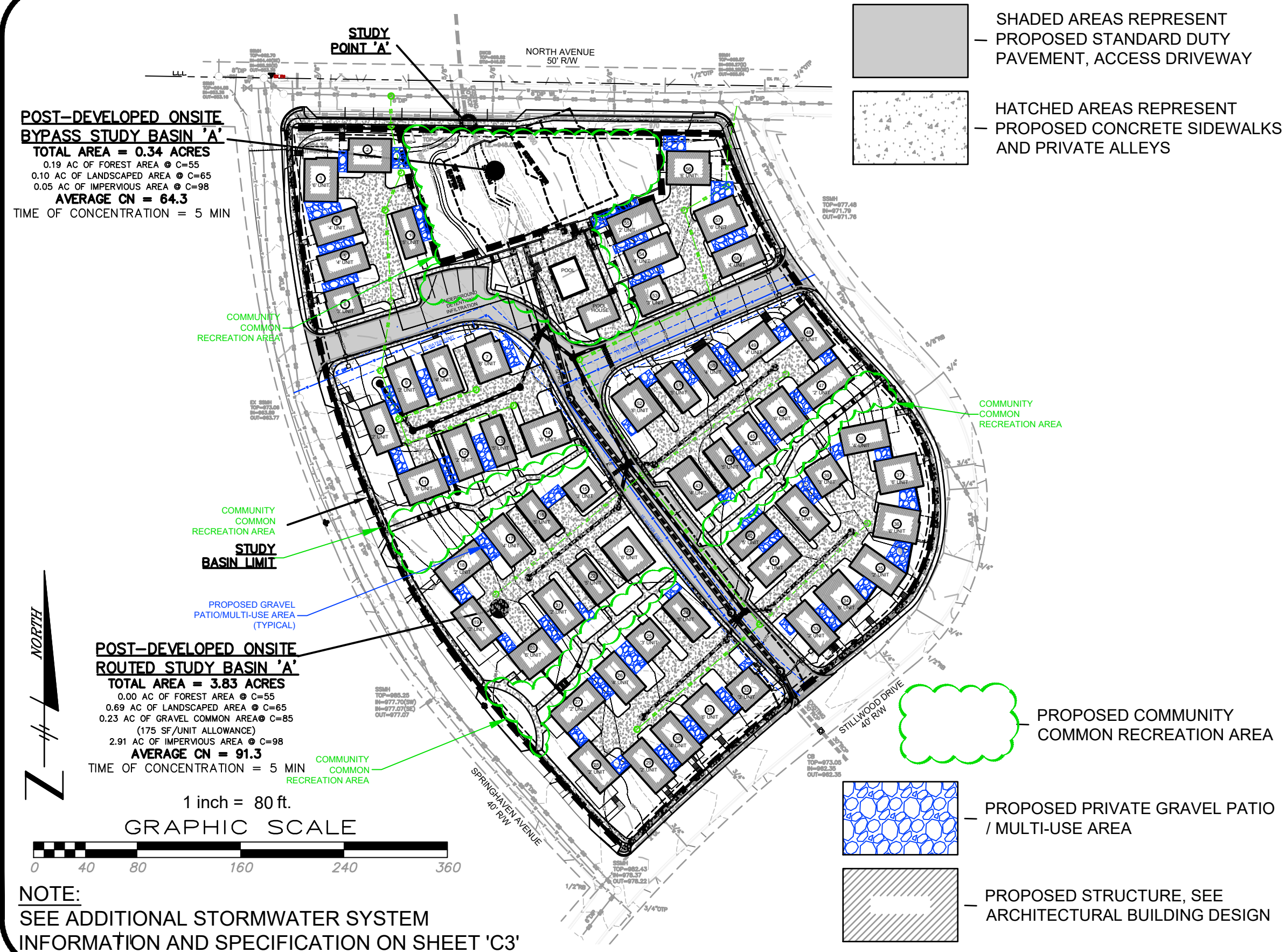


EXISTING CONDITIONS BASIN MAP
FOR THE
3264 SPRING HAVEN AVE.
RESIDENTIAL COMMUNITY
LAND LOT 98, 14TH DISTRICT
THE CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

1	RELEASED FOR REVIEW	4/22/21
No.	Revision/Issue	Date

JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

PROJECT 190916	SHEET H1
DATE 9-16-19	
SCALE 1"=80'	



PROPOSED CONDITIONS BASIN MAP

FOR THE

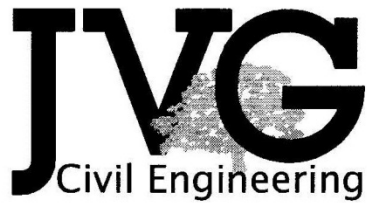
3264 SPRING HAVEN AVE.
 RESIDENTIAL COMMUNITY
 LAND LOT 98, 14TH DISTRICT
 THE CITY OF HAPEVILLE
 FULTON COUNTY, GEORGIA

1	RELEASED FOR REVIEW	4/22/21
No.	Revision/Issue	Date

JVG
 Civil Engineering

1309 Arnold Avenue, NE
 Atlanta, GA 30324
 770-402-3471

PROJECT	190916	SHEET
DATE	9-16-19	H2
SCALE	1"=80'	



HYDRAULIC ANALYSIS

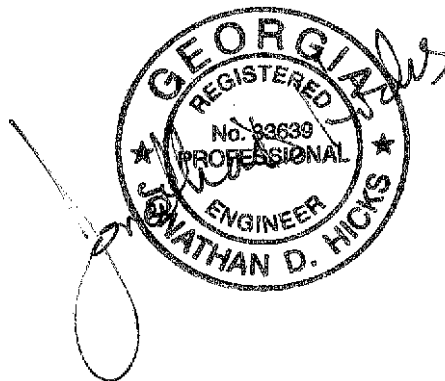
FOR

3264 SPRINGHAVEN AVENUE

THE CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

11-17-20

REVISED: 6-29-2021



FOR:

STILLWOOD DEVELOPMENT

EXECUTIVE SUMMARY

The objective of the following hydraulic analysis is to determine the effects of a proposed townhome development on the subject property. The onsite unnamed tributary to Flint River East Fork Creek has been designated with a Zone "A" floodplain as per the FEMA FIRM Panel No. 13121C0366F, dated September 18, 2013.

The following analysis has determined existing and proposed base flood elevations along the on-site tributary. Existing 48-inch pipes located along the tributary are currently not functioning and, in an effort, to be conservative are not included in the existing hydraulic model. The existing hydraulic model includes topographic field survey information used to define the tributary geometry. Existing conditions used a starting water surface elevation based on a reservoir routing of the existing downstream 30" culvert under North Avenue and an existing box culvert under I-85.

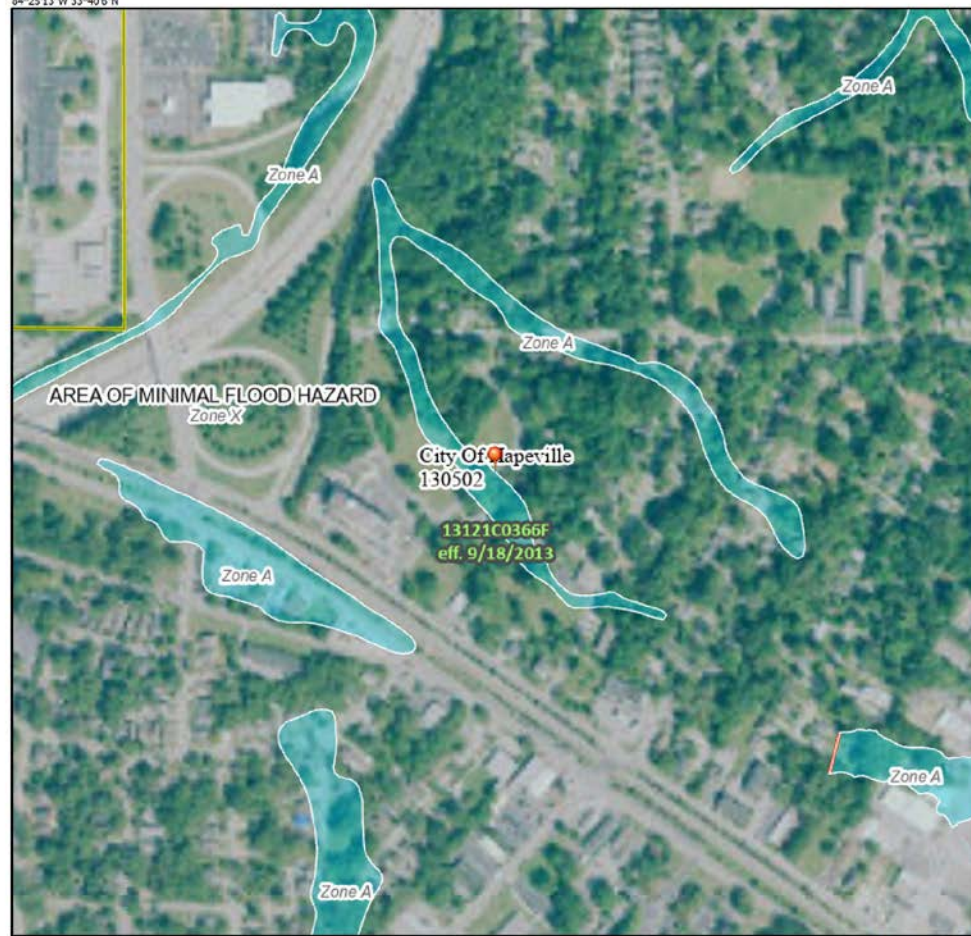
The proposed hydraulic model used the starting water surface elevation at the existing downstream 30" culvert under North Avenue in proposed conditions as the tailwater condition for the proposed 54 inch pipes running along the tributary to ensure the 100 year base flood elevation at the upstream section of the tributary did not increase with proposed improvements to the site.

The 100-year peak rates of flow used in the following analysis for existing and proposed conditions were determined using SCS methodology. The USGS StreamStats computer application was used to delineate contributing drainage areas to an existing culvert under I-85 and North Avenue. The SCS Hydrologic Methodology was applied using the Type II rainfall distribution for the 24-hour storm in Atlanta, Georgia. Time of concentration values for. Hydrologic analysis was performed using *Hydraflow* Hydrographs 2004, hydrology & hydraulics software program, version 6.0 by *Intellisolve*.

National Flood Hazard Layer FIRMette



84°25'13"W 33°40'6"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE)
	With BFE or Depth Zone AE, AG, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
MAP PANELS	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

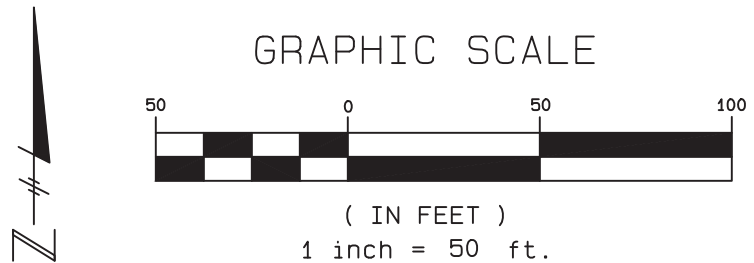
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/30/2021 at 1:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

3264 SPRINGHAVEN AVE.
PROPOSED CONDITIONS
HYDRAULICS EXHIBIT



EXISTING HYDRAULIC MODEL

HEC-RAS Plan: Ex River: A Reach: A Profile: PF# 1

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
A	457	PF# 1	125.01	959.00	965.00		965.02	0.000955	1.13	115.07	36.79	0.10
A	314	PF# 1	125.01	963.00	964.23	964.23	964.58	0.039532	4.77	26.78	41.84	0.99
A	197	PF# 1	125.01	954.30	961.45		961.48	0.000209	1.42	136.51	38.65	0.10
A	109	PF# 1	125.01	960.00	961.08	961.08	961.38	0.175915	4.43	28.33	50.25	1.01
A	0	PF# 1	125.01	950.00	959.52	951.64	959.53	0.000035	0.61	278.32	84.23	0.04

HEC-RAS Version 4.1.0 Jan 2010
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

```

X      X  XXXXXX      XXXX      XXXX      XX      XXXX
X      X  X          X      X      X      X      X
X      X  X          X          X      X      X      X
XXXXXXXX XXXX      X      XXX XXXX      XXXXXX      XXXX
X      X  X          X          X      X      X      X
X      X  X          X      X      X      X      X
X      X  XXXXXX      XXXX      X      X      X      XXXXX

```

PROJECT DATA

Project Title: HEC-RAS Model
Project File : Springhaven.prj
Run Date and Time: 11/17/2020 6:01:24 PM

Project in English units

Project Description:

CRS Info=<SpatialReference> <CoordinateSystem Code="2240"
Unit="US_survey_Foot" AcadCode="GA83-WF" /> <Registration OffsetX="0"
OffsetY="0" OffsetZ="0" ScaleX="1" ScaleY="1" ScaleZ="1" /></SpatialReference>

PLAN DATA

Plan Title: Ex

Plan File : C:\Users\Stacey\Dropbox\ME\JVG\Hapeville\hec ras\Springhaven.p02

Geometry Title: Ex

Geometry File : C:\Users\Stacey\Dropbox\ME\JVG\Hapeville\hec
ras\Springhaven.g02

Flow Title : 100ex

Flow File : C:\Users\Stacey\Dropbox\ME\JVG\Hapeville\hec
ras\Springhaven.f01

Plan Description:

Default Scenario

Plan Summary Information:

Number of: Cross Sections	=	5	Multiple Openings	=	0
Culverts	=	0	Inline Structures	=	0
Bridges	=	0	Lateral Structures	=	0

Computational Information

Water surface calculation tolerance	=	0.01
Critical depth calculation tolerance	=	0.01
Maximum number of iterations	=	20
Maximum difference tolerance	=	0.33
Flow tolerance factor	=	0.001

Computation Options

Critical depth computed only where necessary	
Conveyance Calculation Method:	At breaks in n values only
Friction Slope Method:	Average Conveyance
Computational Flow Regime:	Subcritical Flow

FLOW DATA

Flow Title: 100ex

Flow File : C:\Users\Stacey\Dropbox\ME\JVG\Hapeville\hec ras\Springhaven.f01

Flow Data (cfs)

River	Reach	RS	PF# 1
A	A	457	125.01

Boundary Conditions

River	Reach	Profile	Upstream
Downstream			
A	A	PF# 1	
Known WS = 959.52			

GEOMETRY DATA

Geometry Title: Ex

Geometry File : C:\Users\Stacey\Dropbox\ME\JVG\Hapeville\hec ras\Springhaven.g02

CROSS SECTION

RIVER: A

REACH: A RS: 457

INPUT

Description:

Station Elevation Data				num=	22						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	972	3.66	972	22.66	970	44.06	968	68.06	966		
71.66	964	75.26	962	77.06	961	78.87	960	86.56	959		
88.63	960	93.52	960	94.26	961	95.01	962	96.7	964		
105.72	964.91	116.55	966	132.26	968	148.97	970	165.39	972		
181.81	974	192.46	974								

Manning's n Values				num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	Sta	n Val
0	.1	71.66	.1	96.7	.1		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	71.66	96.7		143.29	143.29		.1	.3

CROSS SECTION

RIVER: A

REACH: A RS: 314

INPUT

Description:

Station Elevation Data				num=	17						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	970	9.81	970	22.3	968	42.54	966	60.02	965		
77.49	964	102.54	963	113.43	964	117.46	964.47	122.03	965		
130.65	966	147.86	968	159.2	970	169.41	972	179.7	974		
193.49	976	204.23	976								

Manning's n Values				num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	Sta	n Val
0	.1	77.49	.05	113.43	.1		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	77.49	113.43		116.78	116.78		.1	.3

CROSS SECTION

RIVER: A
REACH: A

RS: 197

INPUT

Description:

Station Elevation Data				num=	25				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	970	2.84	970	12.82	968	29.05	966	44.23	964
57.88	962	65.69	960	69.66	958	71.73	957	73.8	956
78.5	954.3	85.09	956	87.25	957	89.41	958	93.55	960
100.61	962	112.12	964	123.2	966	133.23	968	145.47	970
157.7	972	169.93	974	182.7	976	199.09	978	202.45	978

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
0	.1	73.8	.05	85.09	.1

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	73.8	85.09		87.79 87.79	87.79		.1	.3

CROSS SECTION

RIVER: A
REACH: A

RS: 109

INPUT

Description:

Station Elevation Data				num=	18				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	968	17.98	968	39.65	966	54.3	964	68.94	962
79.07	961	89.2	960	109.87	960.5	126.08	961	142.28	961.5
158.33	962	166.16	964	174.12	966	180.44	968	186.88	970
199.32	972	217.57	974	232.61	974				

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
0	.1	79.07	.1	126.08	.1

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	79.07	126.08		109.36 109.36	109.36		.1	.3

CROSS SECTION

RIVER: A
REACH: A

RS: 0

INPUT

Description:

Station Elevation Data				num= 21					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	962	31.06	962	52.07	960	73.36	958	86.88	956
88.6	954	90.35	952	91.26	951	92.17	950	96.92	950
101.37	950	103.13	951	104.89	952	108.25	954	111.21	956
123.4	958	147.09	960	166.8	962	175.56	964	184.32	966
191.82	966								

Manning's n Values				num= 3	
Sta	n Val	Sta	n Val	Sta	n Val
0	.1	86.88	.05	111.21	.1

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	86.88	111.21		491.96	491.96		.1	.3

SUMMARY OF MANNING'S N VALUES

River:A

Reach	River Sta.	n1	n2	n3
A	457	.1	.1	.1
A	314	.1	.05	.1
A	197	.1	.05	.1
A	109	.1	.1	.1
A	0	.1	.05	.1

SUMMARY OF REACH LENGTHS

River: A

Reach	River Sta.	Left	Channel	Right
A	457	143.29	143.29	143.29
A	314	116.78	116.78	116.78
A	197	87.79	87.79	87.79
A	109	109.36	109.36	109.36
A	0	491.96	491.96	491.96

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS

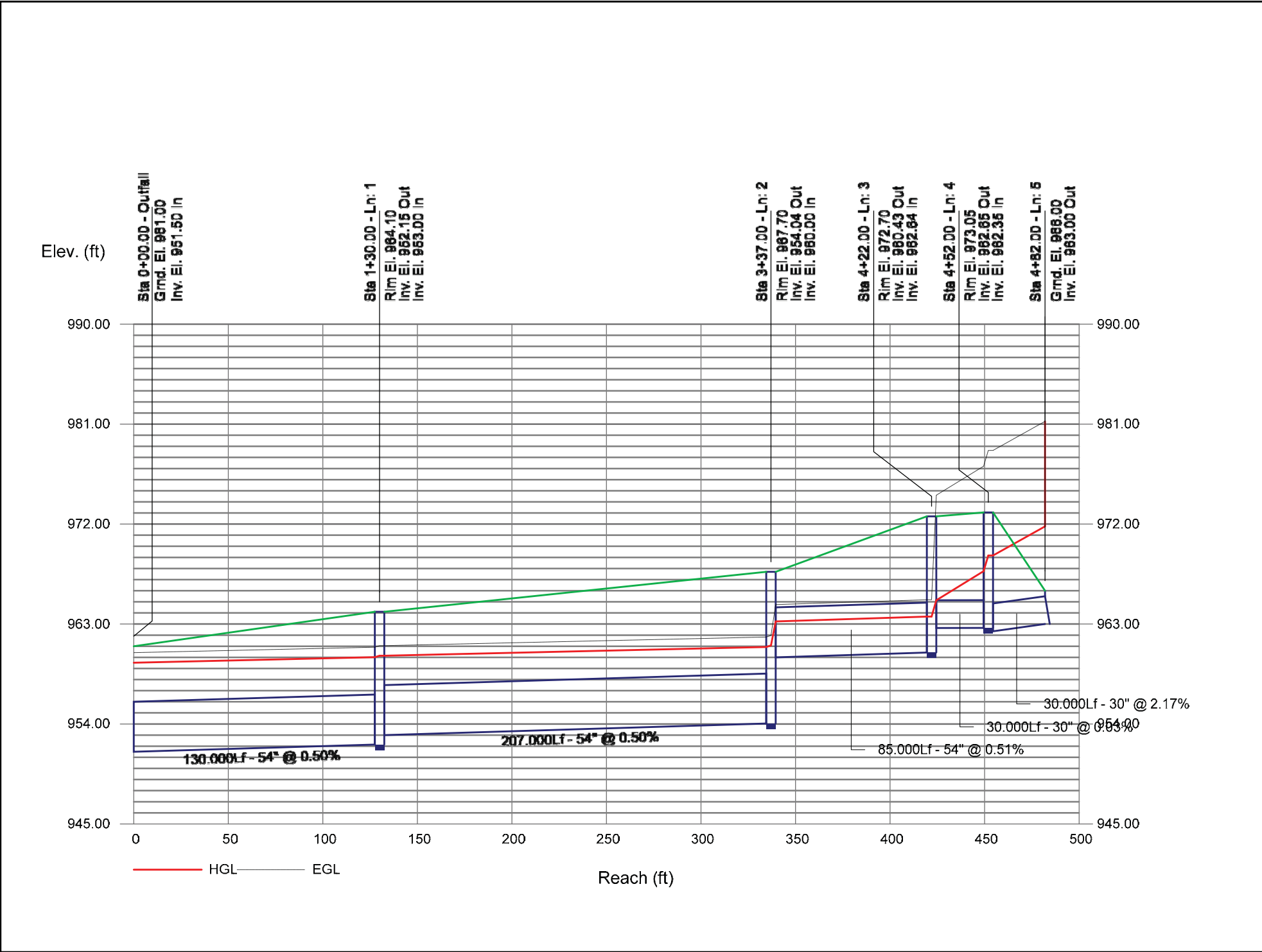
River: A

	Reach	River Sta.	Contr.	Expan.
A		457	.1	.3
A		314	.1	.3
A		197	.1	.3
A		109	.1	.3
A		0	.1	.3

PROPOSED HYDRAULIC MODEL

[illegible]

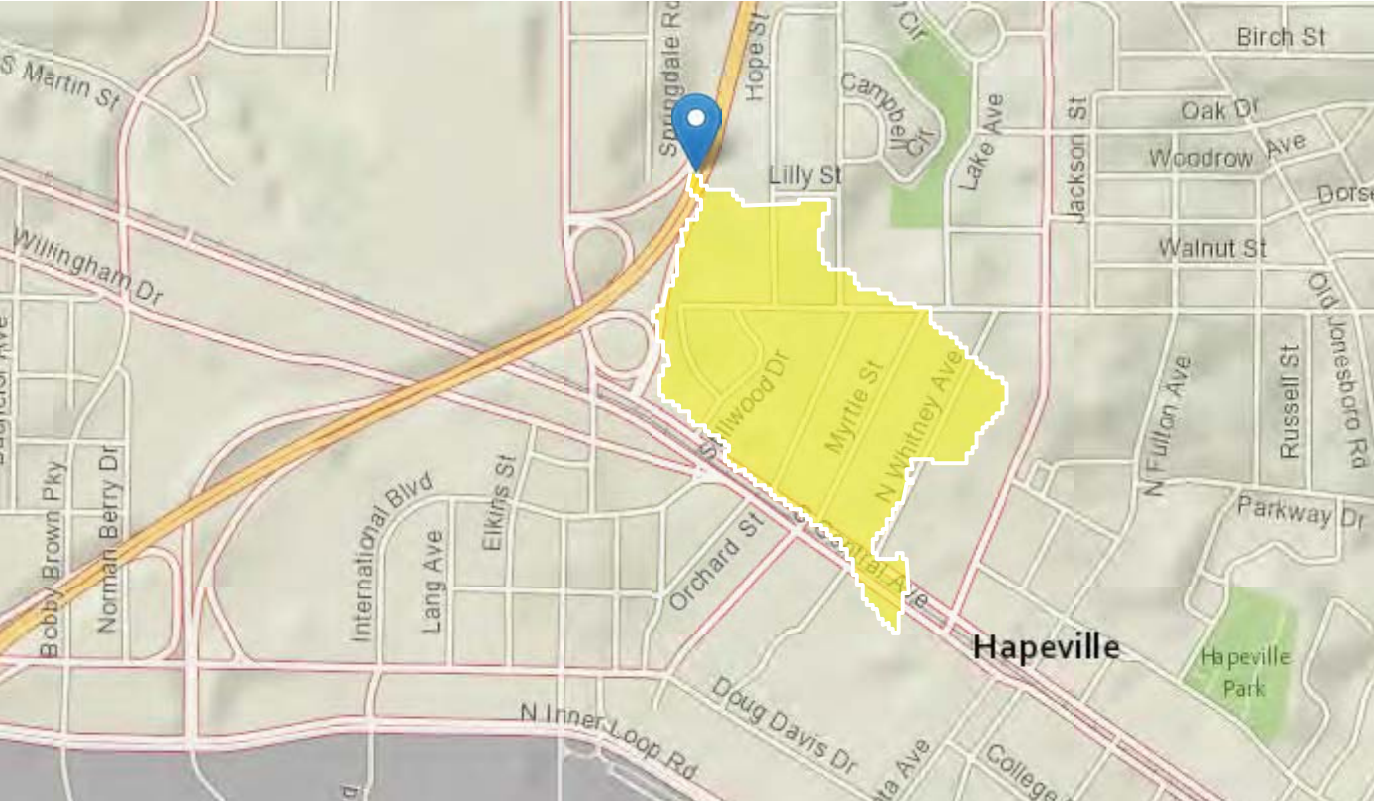
Storm Sewer Profile



DRAINAGE BASIN DELINEATION TO I-85 EX. CULVERT

StreamStats Report

Region ID: GA
Workspace ID: GA20200118010957450000
Clicked Point (Latitude, Longitude): 33.66776, -84.41622
Time: 2020-01-17 20:10:14 -0500



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.12	square miles
LC06IMP	Percentage of impervious area determined from NLCD 2006 impervious dataset	22.6	percent

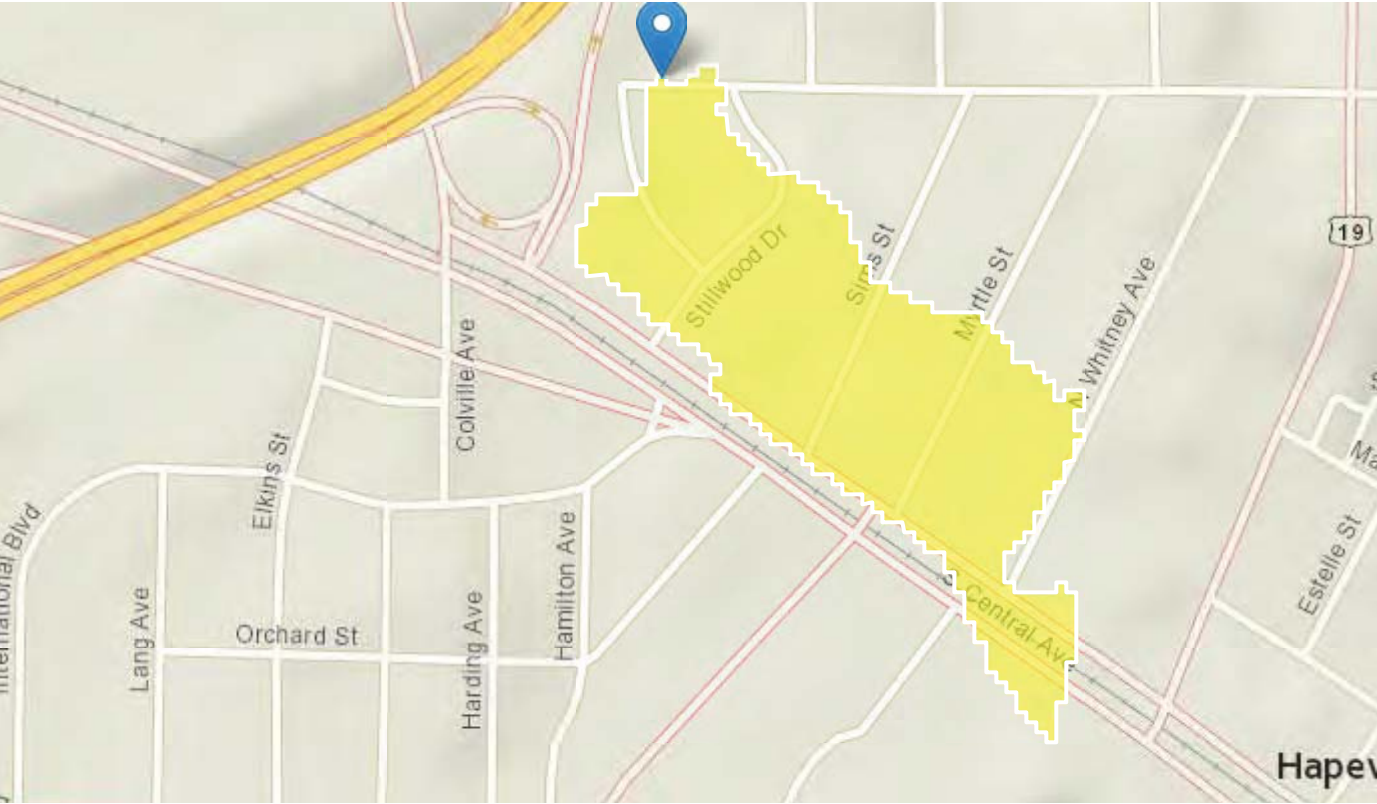
Urban Peak-Flow Statistics Parameters[Region 1 Urban under 3 sqmi 2014 5030]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
----------------	----------------	-------	-------	-----------	-----------

DRAINAGE BASIN DELINEATION TO NORTH AVE. EX. CULVERT

StreamStats Report

Region ID: GA
Workspace ID: GA20200116203723804000
Clicked Point (Latitude, Longitude): 33.66543, -84.41603
Time: 2020-01-16 15:37:39 -0500



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.0463	square miles
LC06IMP	Percentage of impervious area determined from NLCD 2006 impervious dataset	29.46	percent

Urban Peak-Flow Statistics Parameters[Region 1 Urban under 3 sqmi 2014 5030]

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	121.68	2	728	446,857	-----	-----	-----	Ex Offsite Basin to North Ave.
2	SCS Runoff	21.58	2	718	43,188	-----	-----	-----	Pre Site
3	Combine	125.01	2	728	490,046	1, 2	-----	-----	Ex total to North Ave. Culvert
4	Reservoir	121.05	2	730	441,581	1	959.52	29,427	Ex North Culvert
5	SCS Runoff	201.80	2	728	740,888	-----	-----	-----	Additional Basin to I-85
6	Combine	322.25	2	728	1,182,468	4, 5	-----	-----	Ex Total Basin to I-85
7	Reservoir	231.41	2	740	1,182,467	6	954.10	206,382	Ex I-85 Culvert
10	SCS Runoff	114.67	2	728	420,701	-----	-----	-----	Prop Offsite Basin to North Ave.
11	SCS Runoff	40.14	2	716	90,927	-----	-----	-----	Prop Site to Pond
12	Reservoir	13.89	2	724	88,880	11	959.98	41,978	Pond
13	SCS Runoff	2.150	2	716	4,340	-----	-----	-----	Prop Site bypass
14	Combine	127.91	2	728	513,921	10, 12, 13	-----	-----	Prop total to North Ave. Culvert
15	Reservoir	121.05	2	730	441,667	1	959.52	31,091	Prop North Culvert
16	Combine	322.26	2	728	1,182,555	5, 15	-----	-----	Prop Total Basin to I-85 Culvert
17	Reservoir	230.59	2	740	1,182,554	16	954.09	206,009	Prop I-85 Culvert
20-11-12.gpw					Return Period: 100 Year			Tuesday, Nov 17, 2020	

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

Hyd. No. 1

Ex Offsite Basin to North Ave.

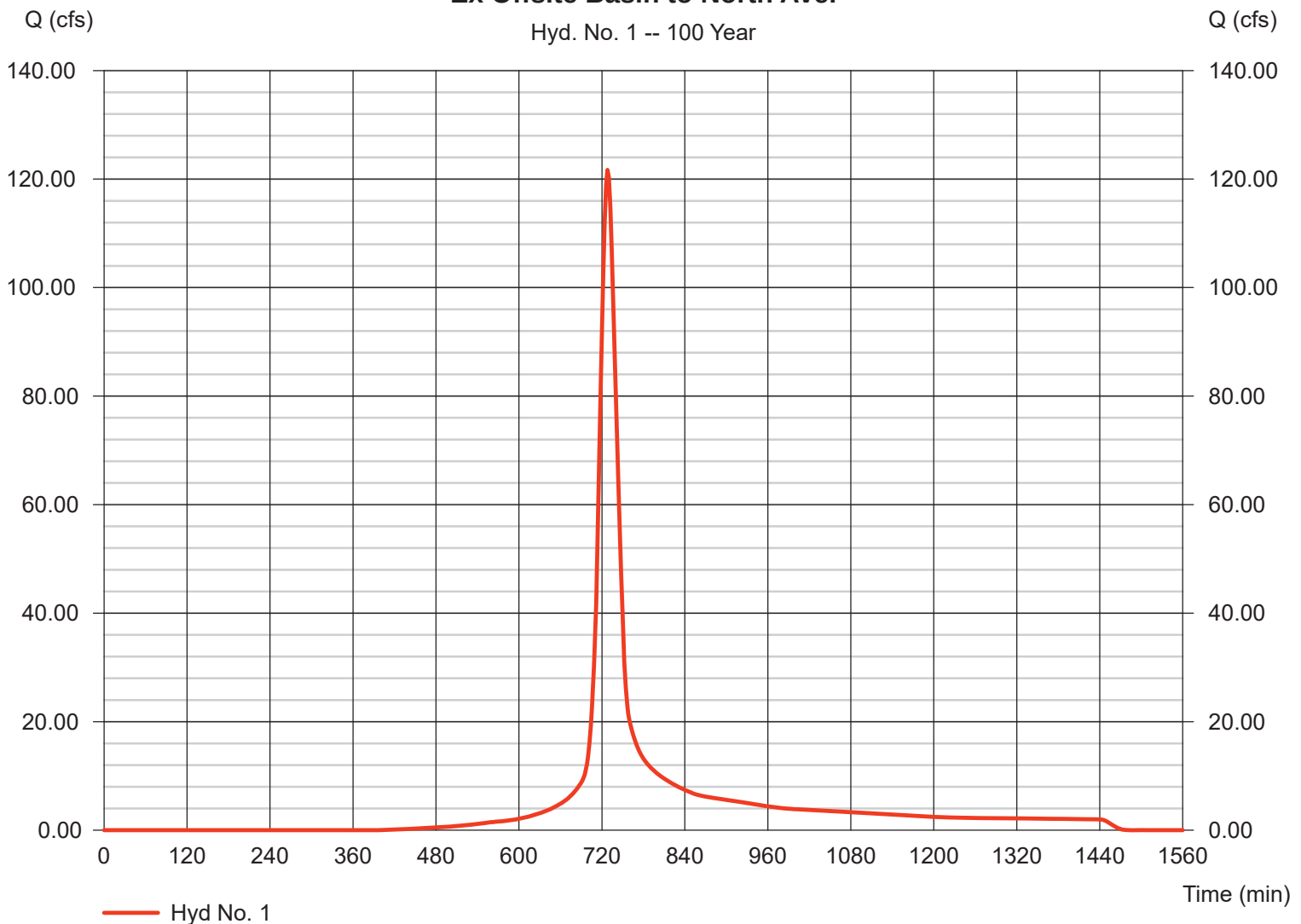
Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 25.460 ac
Basin Slope = 0.0 %
Tc method = TR55
Total precip. = 7.92 in
Storm duration = 24 hrs

Peak discharge = 121.68 cfs
Time to peak = 728 min
Hyd. volume = 446,857 cuft
Curve number = 74.5*
Hydraulic length = 0 ft
Time of conc. (Tc) = 24.60 min
Distribution = Type II
Shape factor = 484

* Composite (Area/CN) = $[(9.000 \times 98) + (20.630 \times 61)] / 25.460$

Ex Offsite Basin to North Ave.

Hyd. No. 1 -- 100 Year



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No. 1

Ex Offsite Basin to North Ave.

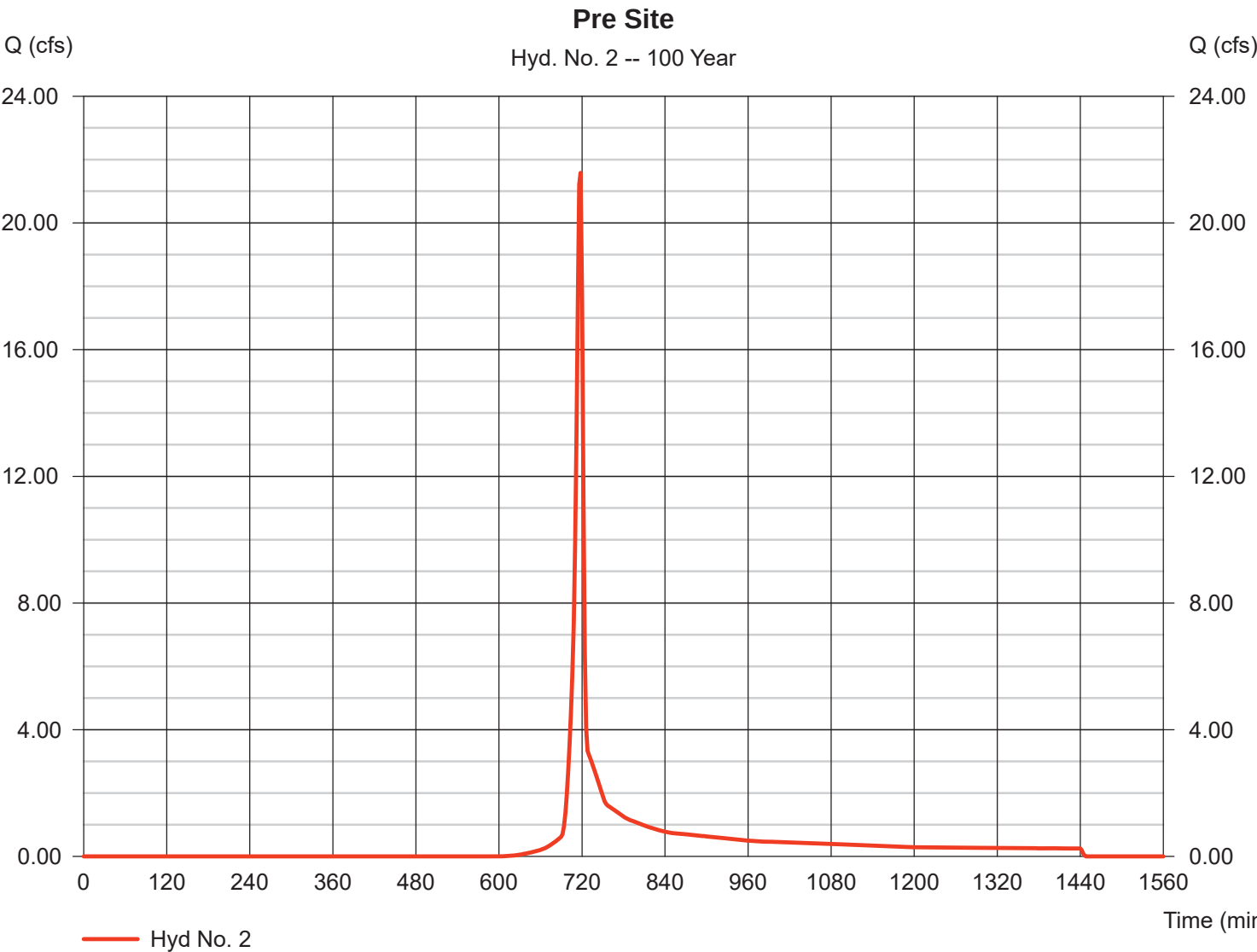
<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>			
Sheet Flow							
Manning's n-value	= 0.150	0.011	0.011				
Flow length (ft)	= 50.0	0.0	0.0				
Two-year 24-hr precip. (in)	= 3.83	0.00	0.00				
Land slope (%)	= 0.67	0.00	0.00				
Travel Time (min)	= 7.97	+	0.00	+	0.00	=	7.97
Shallow Concentrated Flow							
Flow length (ft)	= 920.00	380.00	500.00				
Watercourse slope (%)	= 0.67	4.50	3.00				
Surface description	= Unpaved	Paved	Unpaved				
Average velocity (ft/s)	= 1.32	4.31	2.79				
Travel Time (min)	= 11.61	+	1.47	+	2.98	=	16.06
Channel Flow							
X sectional flow area (sqft)	= 12.56	0.00	0.00				
Wetted perimeter (ft)	= 12.56	0.00	0.00				
Channel slope (%)	= 2.00	0.00	0.00				
Manning's n-value	= 0.013	0.015	0.015				
Velocity (ft/s)	= 16.21	0.00	0.00				
Flow length (ft)	= 525.0	0.0	0.0				
Travel Time (min)	= 0.54	+	0.00	+	0.00	=	0.54
Total Travel Time, Tc							24.60 min

Hydrograph Report

Hyd. No. 2

Pre Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	21.58 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	43,188 cuft
Drainage area	=	4.170 ac	Curve number	=	57.9
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	USER	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

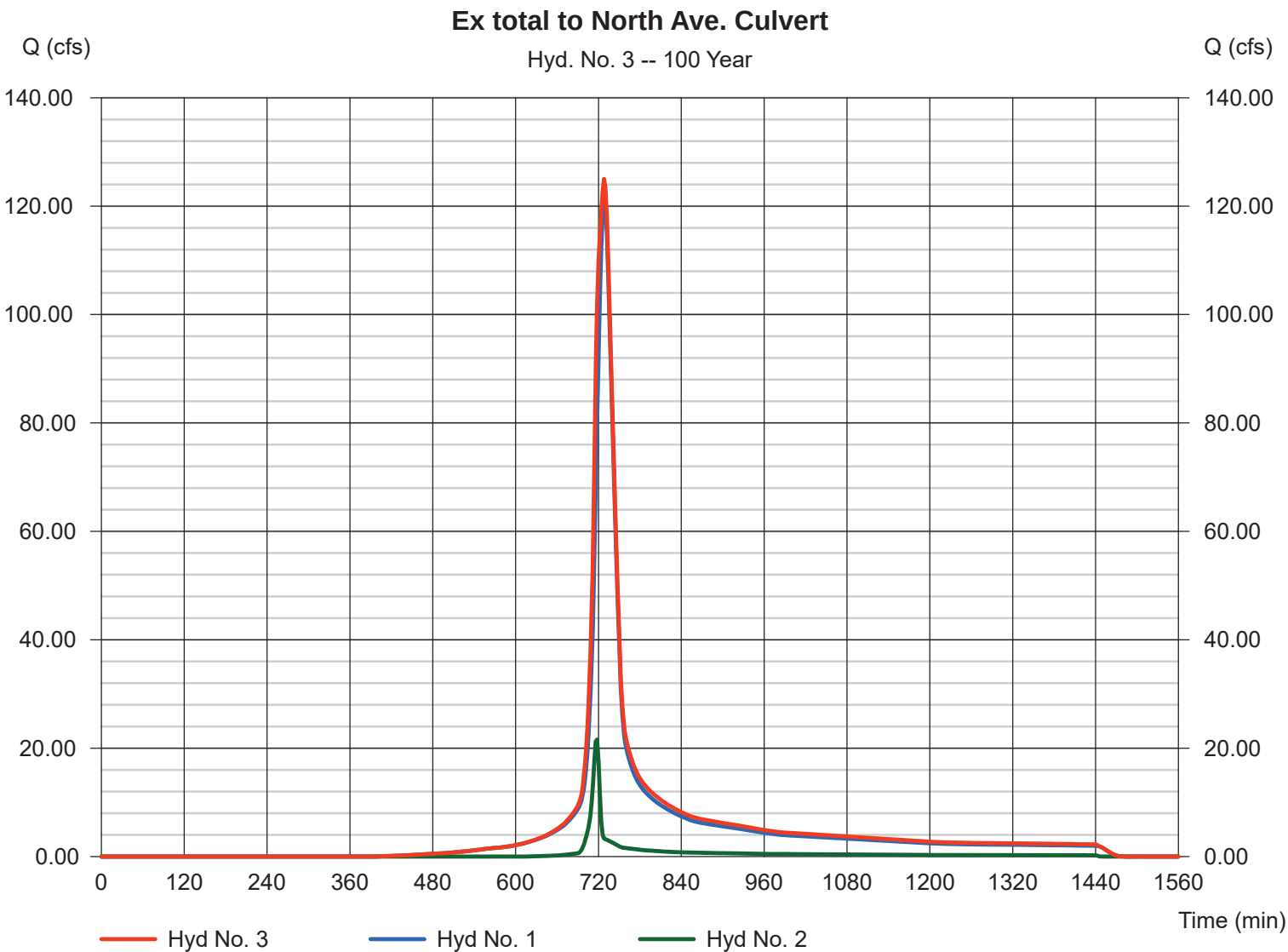


Hydrograph Report

Hyd. No. 3

Ex total to North Ave. Culvert

Hydrograph type	= Combine	Peak discharge	= 125.01 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 490,046 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 29.630 ac



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

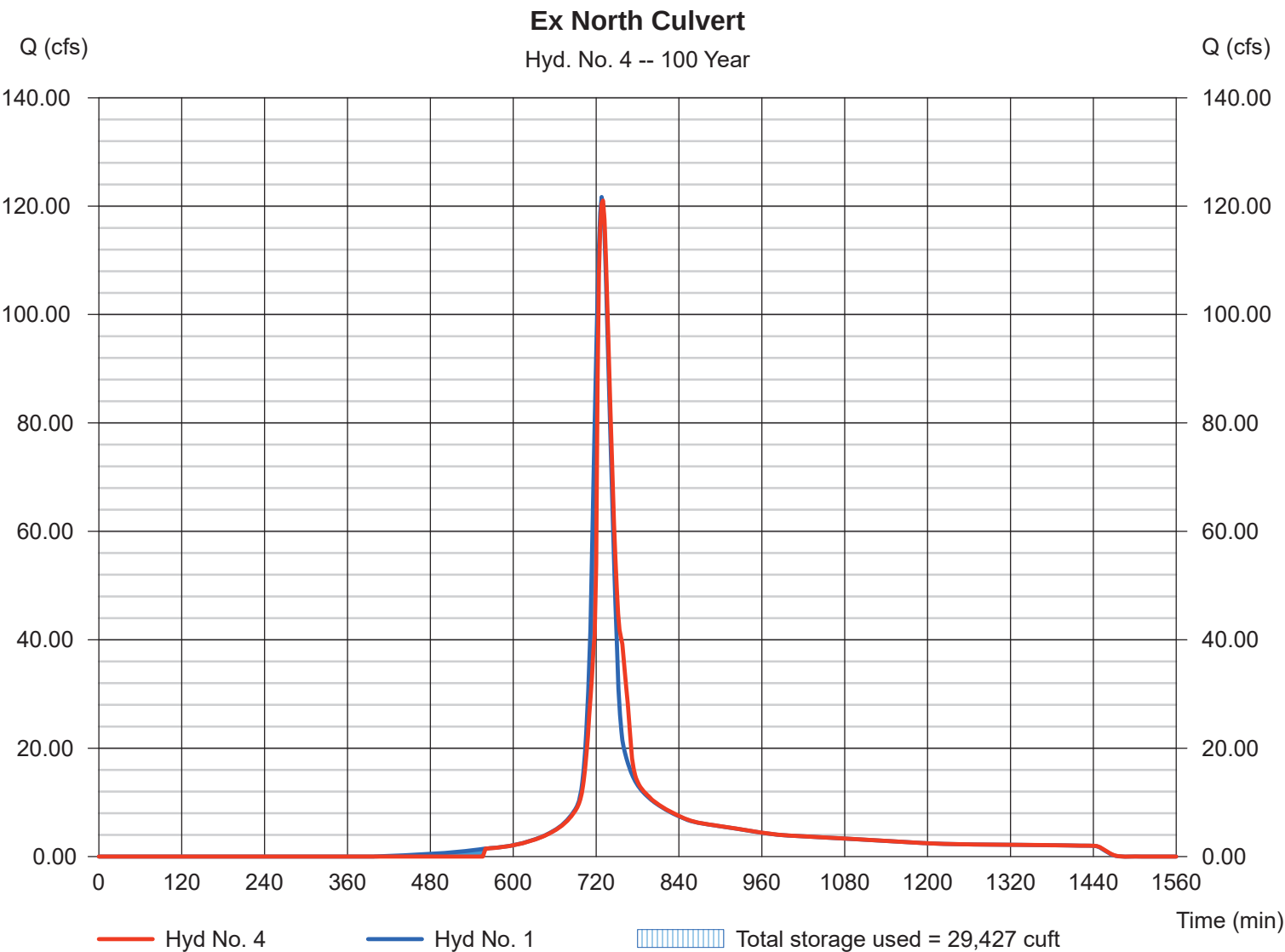
Tuesday, Nov 17, 2020

Hyd. No. 4

Ex North Culvert

Hydrograph type	= Reservoir	Peak discharge	= 121.05 cfs
Storm frequency	= 100 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 441,581 cuft
Inflow hyd. No.	= 1 - Ex Offsite Basin to North Ave.	Max. Elevation	= 959.52 ft
Reservoir name	= Ex North Ave Culvert	Max. Storage	= 29,427 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

Pond No. 5 - Ex North Ave Culvert

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 948.03 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	948.03	00	0	0
1.97	950.00	737	484	484
3.97	952.00	1,210	1,927	2,411
5.97	954.00	1,668	2,865	5,277
7.97	956.00	2,155	3,812	9,089
9.97	958.00	5,364	7,279	16,368
11.97	960.00	12,297	17,187	33,554

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 30.00	0.00	0.00	0.00
Span (in)	= 30.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 948.03	0.00	0.00	0.00
Length (ft)	= 266.60	0.00	0.00	0.00
Slope (%)	= 2.20	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 15.00	35.00	90.00	0.00
Crest El. (ft)	= 958.50	959.00	960.00	0.00
Weir Coeff.	= 2.60	2.60	2.60	3.33
Weir Type	= Broad	Broad	Broad	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 954.10			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	948.03	0.00	---	---	---	0.00	0.00	0.00	---	---	---	0.000
1.97	484	950.00	0.00	---	---	---	0.00	0.00	0.00	---	---	---	0.000
3.97	2,411	952.00	0.00	---	---	---	0.00	0.00	0.00	---	---	---	0.000
5.97	5,277	954.00	0.00	---	---	---	0.00	0.00	0.00	---	---	---	0.000
7.97	9,089	956.00	27.35 oc	---	---	---	0.00	0.00	0.00	---	---	---	27.35
9.97	16,368	958.00	39.18 oc	---	---	---	0.00	0.00	0.00	---	---	---	39.18
11.97	33,554	960.00	48.19 oc	---	---	---	71.65	91.00	0.00	---	---	---	210.84

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

Hyd. No. 5

Additional Basin to I-85

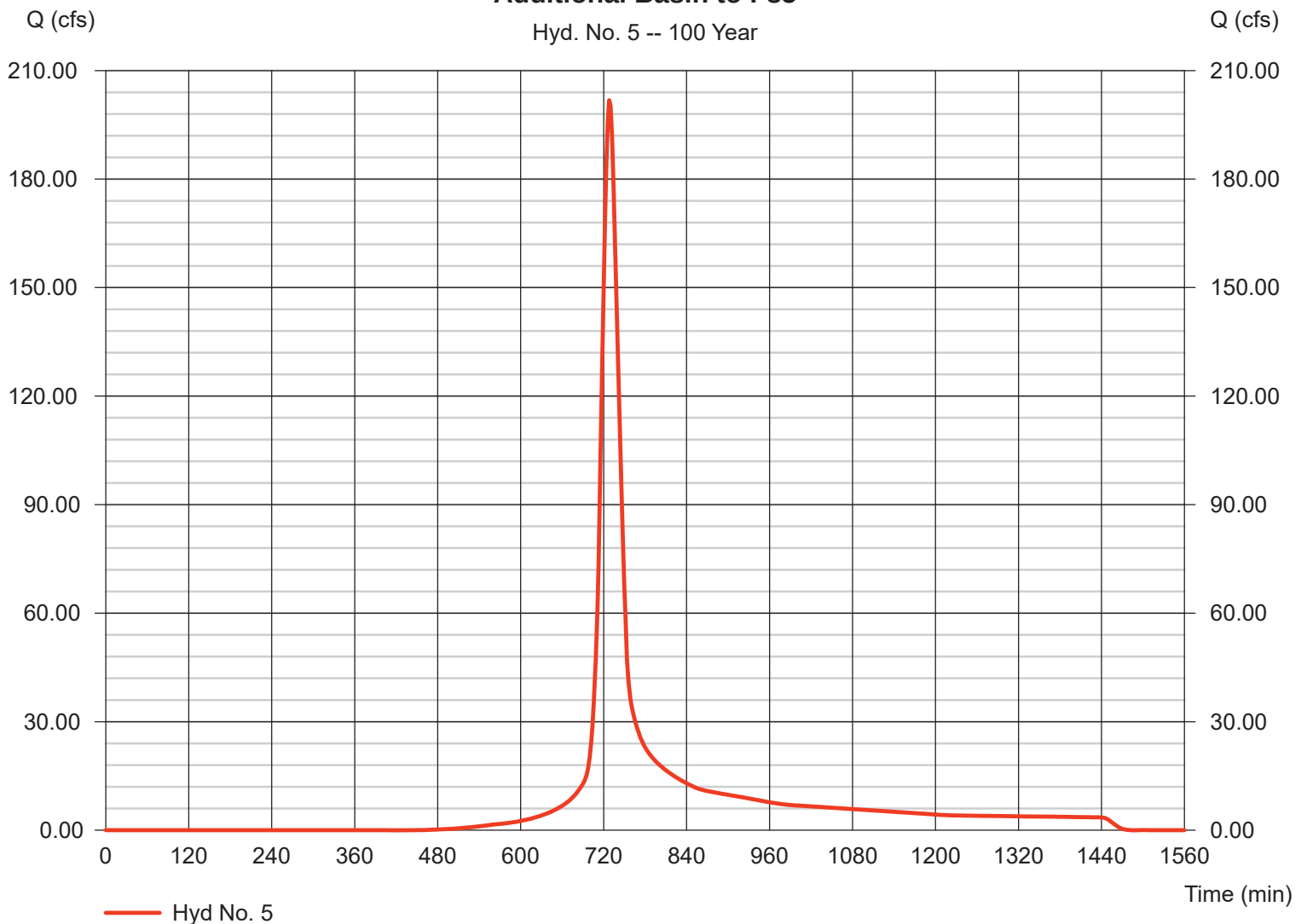
Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 47.170 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 7.92 in
Storm duration = 24 hrs

Peak discharge = 201.80 cfs
Time to peak = 728 min
Hyd. volume = 740,888 cuft
Curve number = 70*
Hydraulic length = 0 ft
Time of conc. (Tc) = 24.60 min
Distribution = Type II
Shape factor = 484

* Composite (Area/CN) = $[(17.400 \times 98) + (59.400 \times 61)] / 47.170$

Additional Basin to I-85

Hyd. No. 5 -- 100 Year



Hydrograph Report

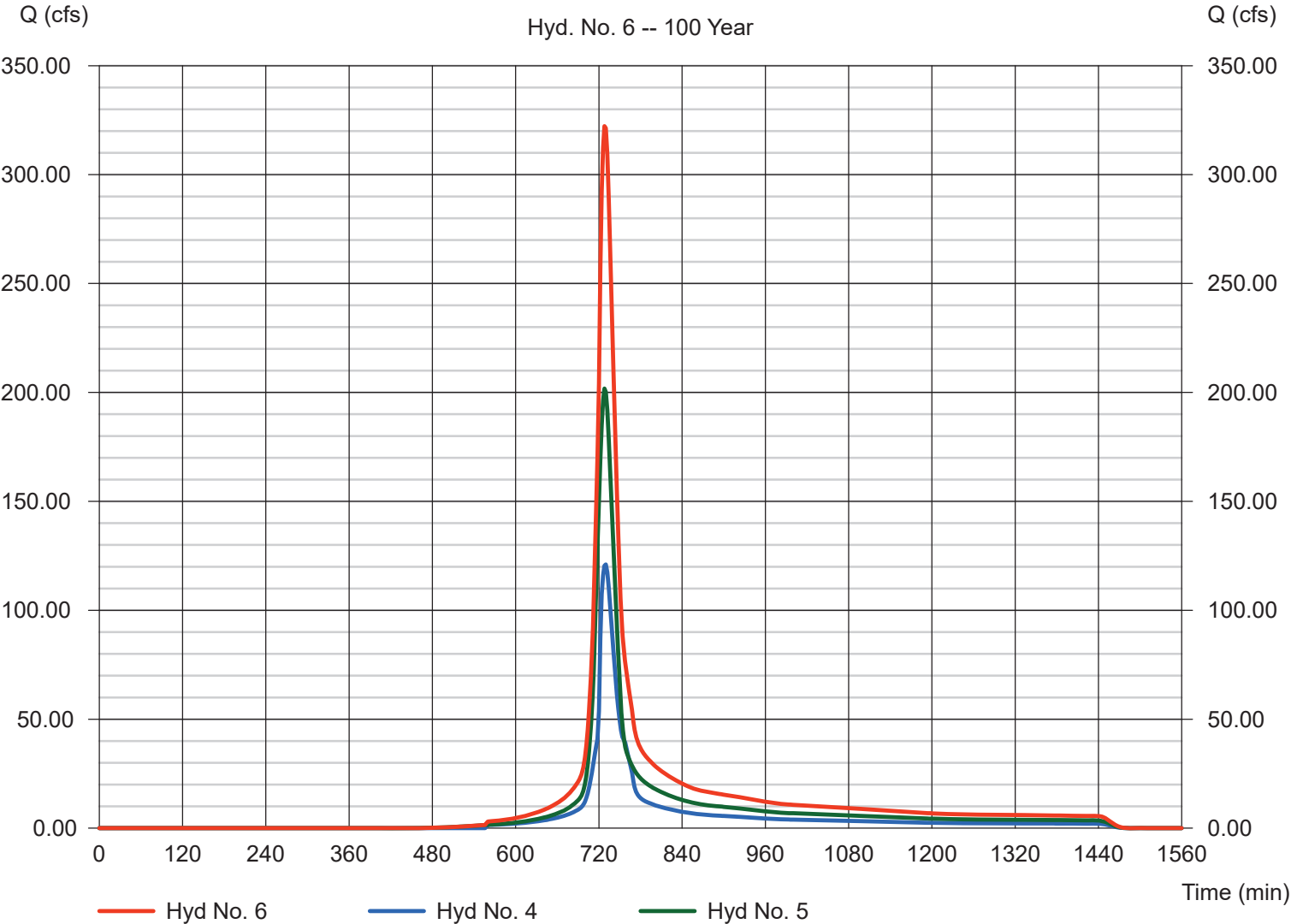
Hyd. No. 6

Ex Total Basin to I-85

Hydrograph type	= Combine	Peak discharge	= 322.25 cfs
Storm frequency	= 100 yrs	Time to peak	= 728 min
Time interval	= 2 min	Hyd. volume	= 1,182,468 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 47.170 ac

Ex Total Basin to I-85

Hyd. No. 6 -- 100 Year



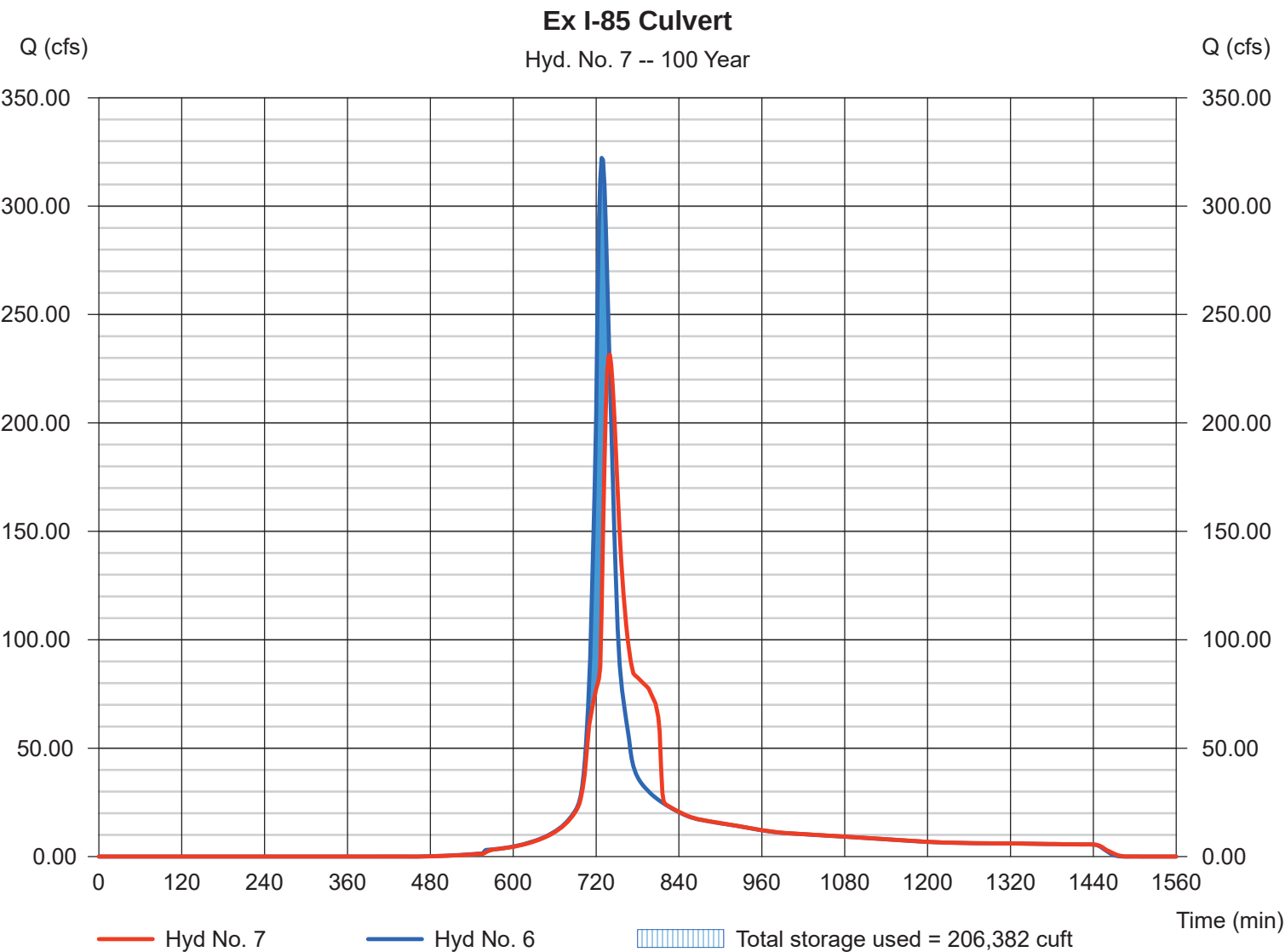
Hydrograph Report

Hyd. No. 7

Ex I-85 Culvert

Hydrograph type	= Reservoir	Peak discharge	= 231.41 cfs
Storm frequency	= 100 yrs	Time to peak	= 740 min
Time interval	= 2 min	Hyd. volume	= 1,182,467 cuft
Inflow hyd. No.	= 6 - Ex Total Basin to I-85	Max. Elevation	= 954.10 ft
Reservoir name	= I-85	Max. Storage	= 206,382 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

Pond No. 7 - I-85

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 939.51 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	939.51	00	0	0
6.49	946.00	3,986	8,622	8,622
8.49	948.00	8,044	11,794	20,416
10.49	950.00	21,455	28,421	48,837
12.49	952.00	39,759	60,274	109,112
14.49	954.00	53,917	93,308	202,420
16.49	956.00	41,314	94,942	297,362

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 33.85	0.00	0.00	0.00
Span (in)	= 33.85	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 939.51	0.00	0.00	0.00
Length (ft)	= 410.00	0.00	0.00	0.00
Slope (%)	= 0.87	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 18.00	0.00	0.00	0.00
Crest El. (ft)	= 952.00	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	939.51	0.00	---	---	---	0.00	---	---	---	---	---	0.000
6.49	8,622	946.00	62.23 oc	---	---	---	0.00	---	---	---	---	---	62.23
8.49	20,416	948.00	70.31 oc	---	---	---	0.00	---	---	---	---	---	70.31
10.49	48,837	950.00	77.55 oc	---	---	---	0.00	---	---	---	---	---	77.55
12.49	109,112	952.00	84.17 oc	---	---	---	0.00	---	---	---	---	---	84.17
14.49	202,420	954.00	90.31 oc	---	---	---	132.37	---	---	---	---	---	222.68
16.49	297,362	956.00	96.05 oc	---	---	---	374.40	---	---	---	---	---	470.45

Hydrograph Report

Hyd. No. 10

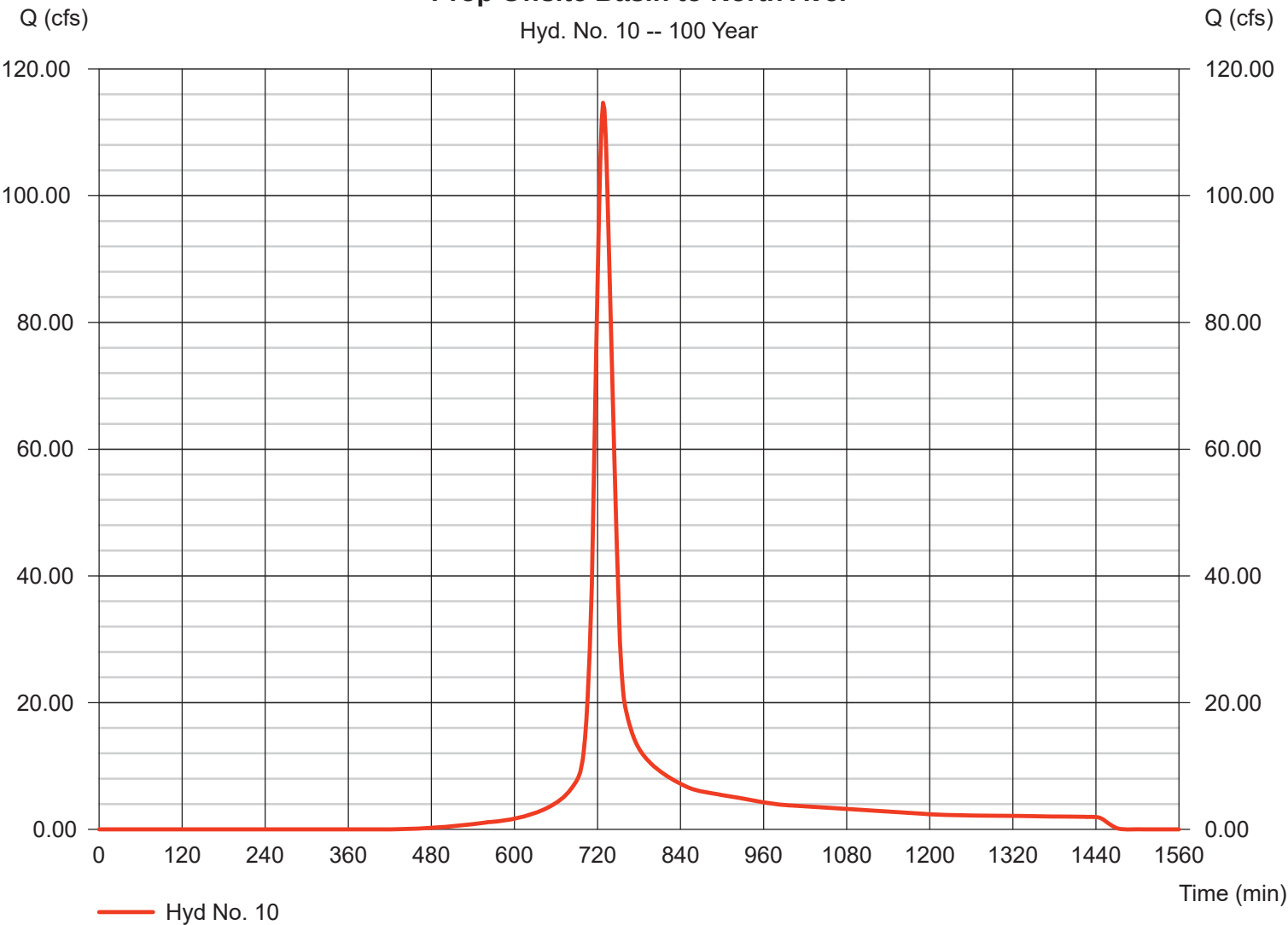
Prop Offsite Basin to North Ave.

Hydrograph type	=	SCS Runoff	Peak discharge	=	114.67 cfs
Storm frequency	=	100 yrs	Time to peak	=	728 min
Time interval	=	2 min	Hyd. volume	=	420,701 cuft
Drainage area	=	25.460 ac	Curve number	=	72*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	24.50 min
Total precip.	=	7.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(9.000 x 98) + (20.630 x 61)] / 25.460

Prop Offsite Basin to North Ave.

Hyd. No. 10 -- 100 Year



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No. 10

Prop Offsite Basin to North Ave.

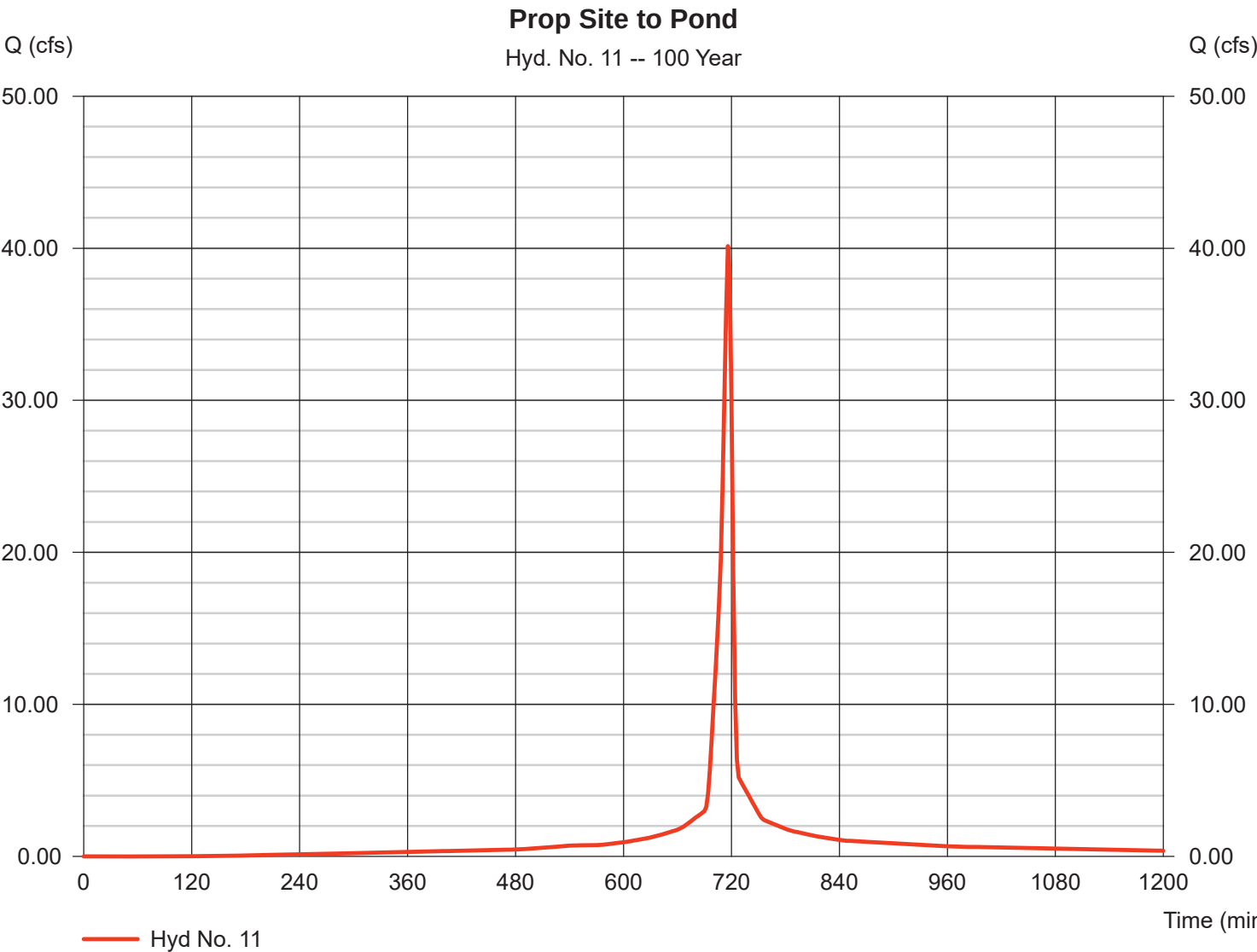
<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>			
Sheet Flow							
Manning's n-value	= 0.150	0.011	0.011				
Flow length (ft)	= 50.0	0.0	0.0				
Two-year 24-hr precip. (in)	= 3.83	0.00	0.00				
Land slope (%)	= 0.67	0.00	0.00				
Travel Time (min)	= 7.97	+	0.00	+	0.00	=	7.97
Shallow Concentrated Flow							
Flow length (ft)	= 920.00	380.00	500.00				
Watercourse slope (%)	= 0.67	4.50	3.00				
Surface description	= Unpaved	Paved	Unpaved				
Average velocity (ft/s)	= 1.32	4.31	2.79				
Travel Time (min)	= 11.61	+	1.47	+	2.98	=	16.06
Channel Flow							
X sectional flow area (sqft)	= 4.91	0.00	0.00				
Wetted perimeter (ft)	= 7.85	0.00	0.00				
Channel slope (%)	= 2.65	0.00	0.00				
Manning's n-value	= 0.013	0.015	0.015				
Velocity (ft/s)	= 13.62	0.00	0.00				
Flow length (ft)	= 420.0	0.0	0.0				
Travel Time (min)	= 0.51	+	0.00	+	0.00	=	0.51
Total Travel Time, Tc							24.50 min

Hydrograph Report

Hyd. No. 11

Prop Site to Pond

Hydrograph type	=	SCS Runoff	Peak discharge	=	40.14 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	90,927 cuft
Drainage area	=	3.830 ac	Curve number	=	92.1
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	USER	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



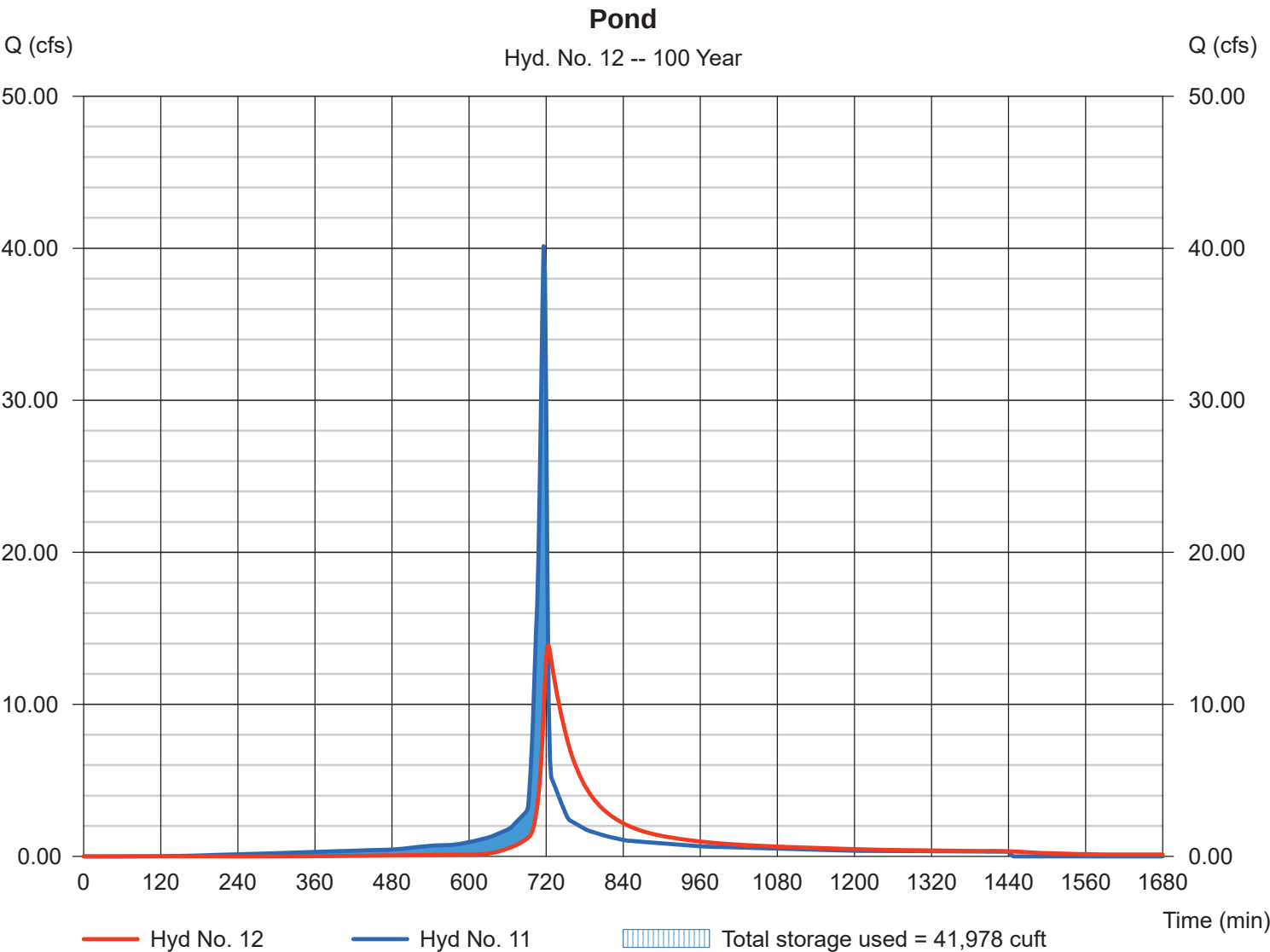
Hydrograph Report

Hyd. No. 12

Pond

Hydrograph type	= Reservoir	Peak discharge	= 13.89 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 88,880 cuft
Inflow hyd. No.	= 11 - Prop Site to Pond	Max. Elevation	= 959.98 ft
Reservoir name	= Propsoed Pond	Max. Storage	= 41,978 cuft

Storage Indication method used. Outflow includes exfiltration.



Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

Pond No. 9 - Propsoed Pond

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	951.00	n/a	0	0
1.00	952.00	n/a	2,013	2,013
2.00	953.00	n/a	5,033	7,046
3.00	954.00	n/a	5,033	12,079
4.00	955.00	n/a	5,033	17,112
5.00	956.00	n/a	5,033	22,145
6.00	957.00	n/a	5,033	27,178
7.00	958.00	n/a	5,033	32,211
8.00	959.00	n/a	5,033	37,244
9.00	960.00	n/a	5,033	42,277
9.50	960.50	n/a	5,033	47,310

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	2.00	0.00	0.00
Span (in)	= 24.00	2.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 951.00	952.00	0.00	0.00
Length (ft)	= 1.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.75	0.25	0.00	0.00
Crest El. (ft)	= 960.00	953.50	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Rect	---	---
Multi-Stage	= Yes	Yes	No	No
Exfil.(in/hr)	= 0.500 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

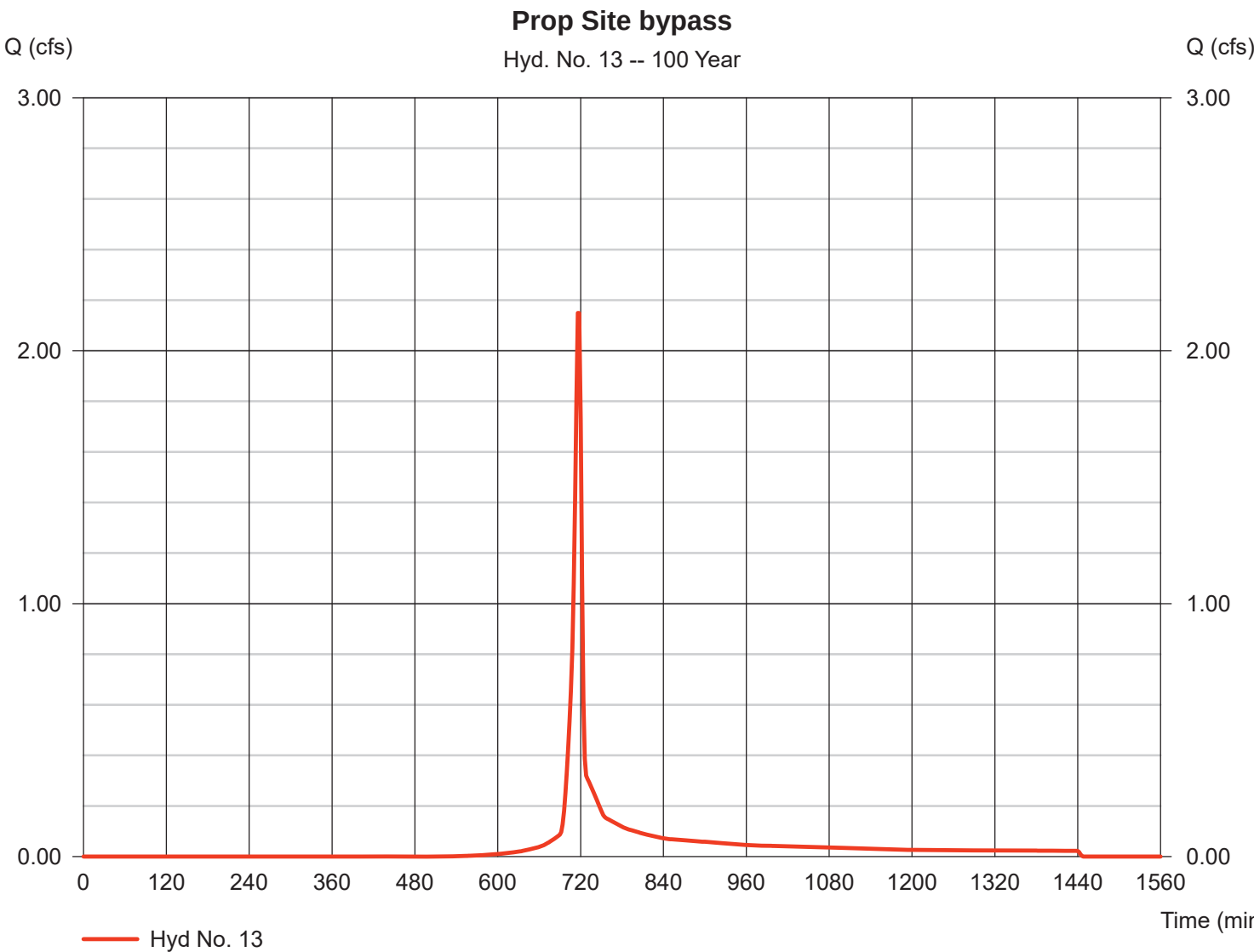
Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	951.00	0.00	0.00	---	---	0.00	0.00	---	---	0.000	---	0.000
1.00	2,013	952.00	0.00	0.00	---	---	0.00	0.00	---	---	0.000	---	0.000
2.00	7,046	953.00	0.11 ic	0.10 ic	---	---	0.00	0.00	---	---	0.000	---	0.101
3.00	12,079	954.00	0.44 ic	0.15 ic	---	---	0.00	0.29	---	---	0.000	---	0.440
4.00	17,112	955.00	1.73 ic	0.18 ic	---	---	0.00	1.53	---	---	0.000	---	1.709
5.00	22,145	956.00	3.52 ic	0.21 ic	---	---	0.00	3.29	---	---	0.000	---	3.499
6.00	27,178	957.00	5.76 ic	0.23 ic	---	---	0.00	5.45	---	---	0.000	---	5.684
7.00	32,211	958.00	8.28 ic	0.25 ic	---	---	0.00	7.95	---	---	0.000	---	8.198
8.00	37,244	959.00	11.02 ic	0.27 ic	---	---	0.00	10.74	---	---	0.000	---	11.01
9.00	42,277	960.00	14.11 ic	0.28 ic	---	---	0.00	13.80	---	---	0.000	---	14.08
9.50	47,310	960.50	21.14 oc	0.27 ic	---	---	5.59	15.28 s	---	---	0.000	---	21.14

Hydrograph Report

Hyd. No. 13

Prop Site bypass

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.150 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	4,340 cuft
Drainage area	=	0.340 ac	Curve number	=	64.3
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	USER	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

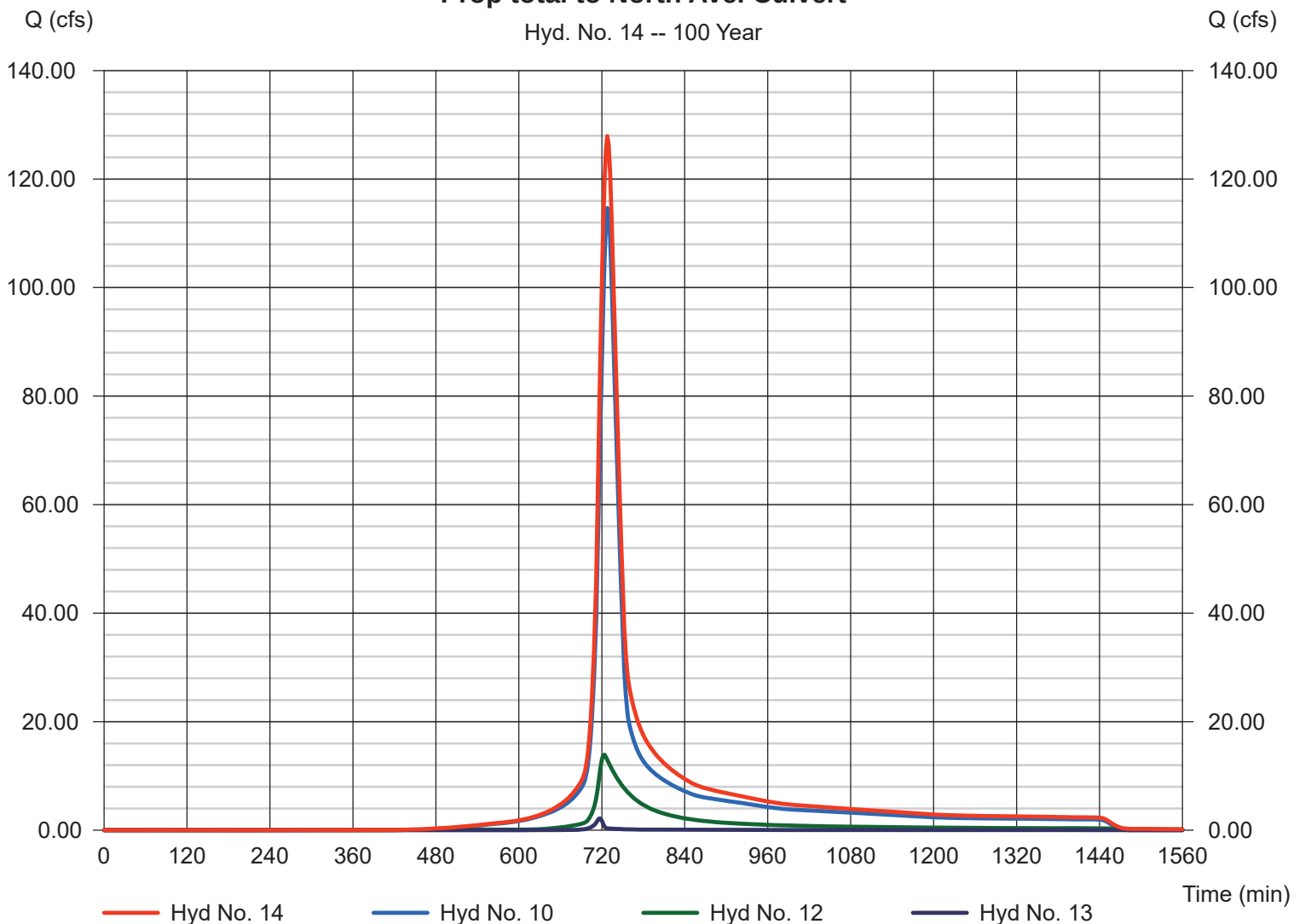
Hyd. No. 14

Prop total to North Ave. Culvert

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 2 min
Inflow hyds. = 10, 12, 13

Peak discharge = 127.91 cfs
Time to peak = 728 min
Hyd. volume = 513,921 cuft
Contrib. drain. area = 25.800 ac

Prop total to North Ave. Culvert



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

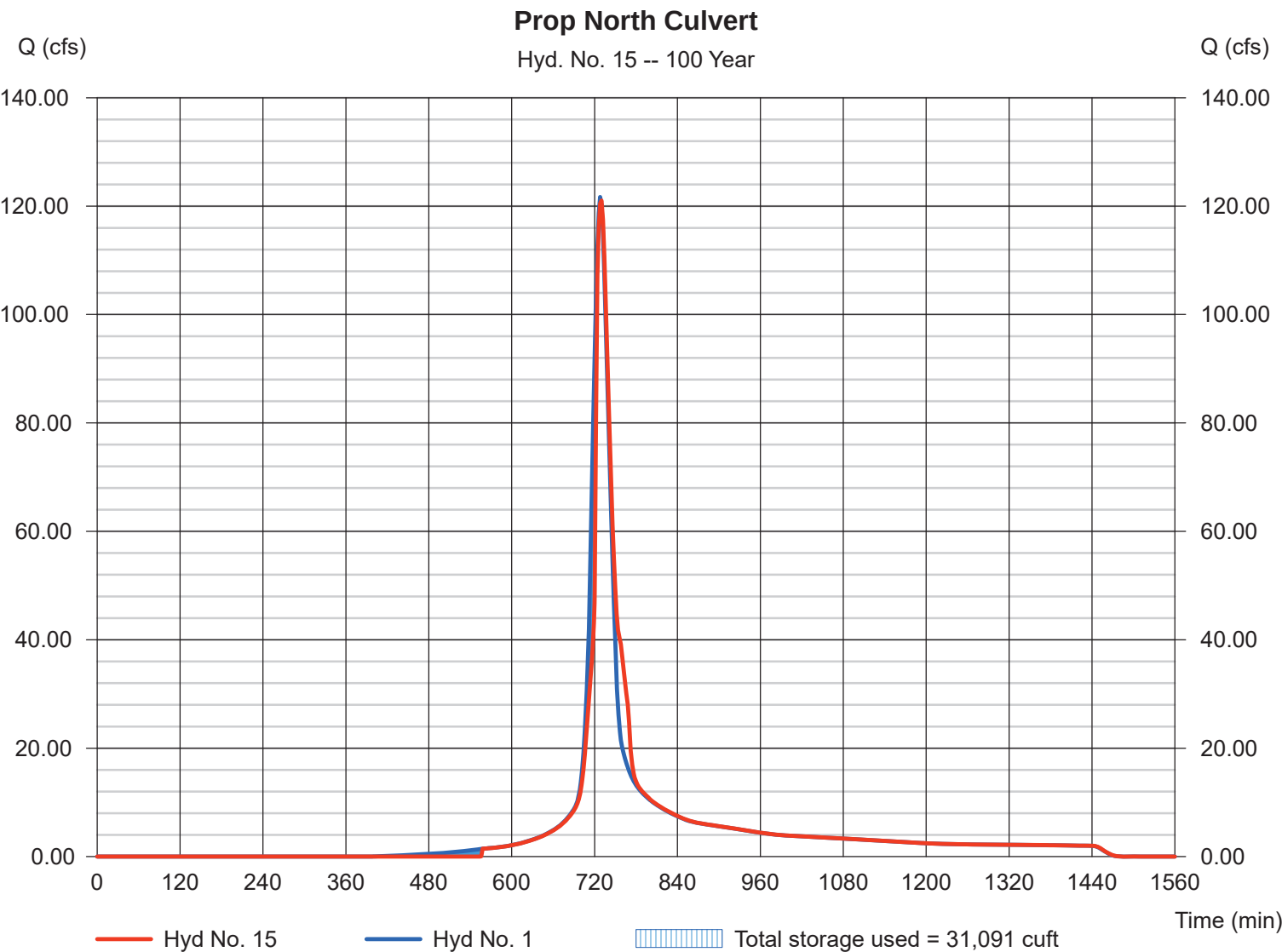
Tuesday, Nov 17, 2020

Hyd. No. 15

Prop North Culvert

Hydrograph type	= Reservoir	Peak discharge	= 121.05 cfs
Storm frequency	= 100 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 441,667 cuft
Inflow hyd. No.	= 1 - Ex Offsite Basin to North Ave.	Max. Elevation	= 959.52 ft
Reservoir name	= Prop North Ave Culvert	Max. Storage	= 31,091 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

Pond No. 4 - Prop North Ave Culvert

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 948.03 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	948.03	00	0	0
1.97	950.00	737	484	484
3.97	952.00	1,192	1,911	2,395
5.97	954.00	1,614	2,795	5,190
7.97	956.00	2,040	3,645	8,835
9.97	958.00	7,857	9,266	18,101
11.97	960.00	9,259	17,095	35,196

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 30.00	0.00	0.00	0.00
Span (in)	= 30.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 948.03	0.00	0.00	0.00
Length (ft)	= 266.60	0.00	0.00	0.00
Slope (%)	= 2.20	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 15.00	35.00	90.00	0.00
Crest El. (ft)	= 958.50	959.00	960.00	0.00
Weir Coeff.	= 2.60	2.60	2.60	3.33
Weir Type	= Broad	Broad	Broad	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 954.10			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	948.03	0.00	---	---	---	0.00	0.00	0.00	---	---	---	0.000
1.97	484	950.00	0.00	---	---	---	0.00	0.00	0.00	---	---	---	0.000
3.97	2,395	952.00	0.00	---	---	---	0.00	0.00	0.00	---	---	---	0.000
5.97	5,190	954.00	0.00	---	---	---	0.00	0.00	0.00	---	---	---	0.000
7.97	8,835	956.00	27.35 oc	---	---	---	0.00	0.00	0.00	---	---	---	27.35
9.97	18,101	958.00	39.18 oc	---	---	---	0.00	0.00	0.00	---	---	---	39.18
11.97	35,196	960.00	48.19 oc	---	---	---	71.65	91.00	0.00	---	---	---	210.84

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

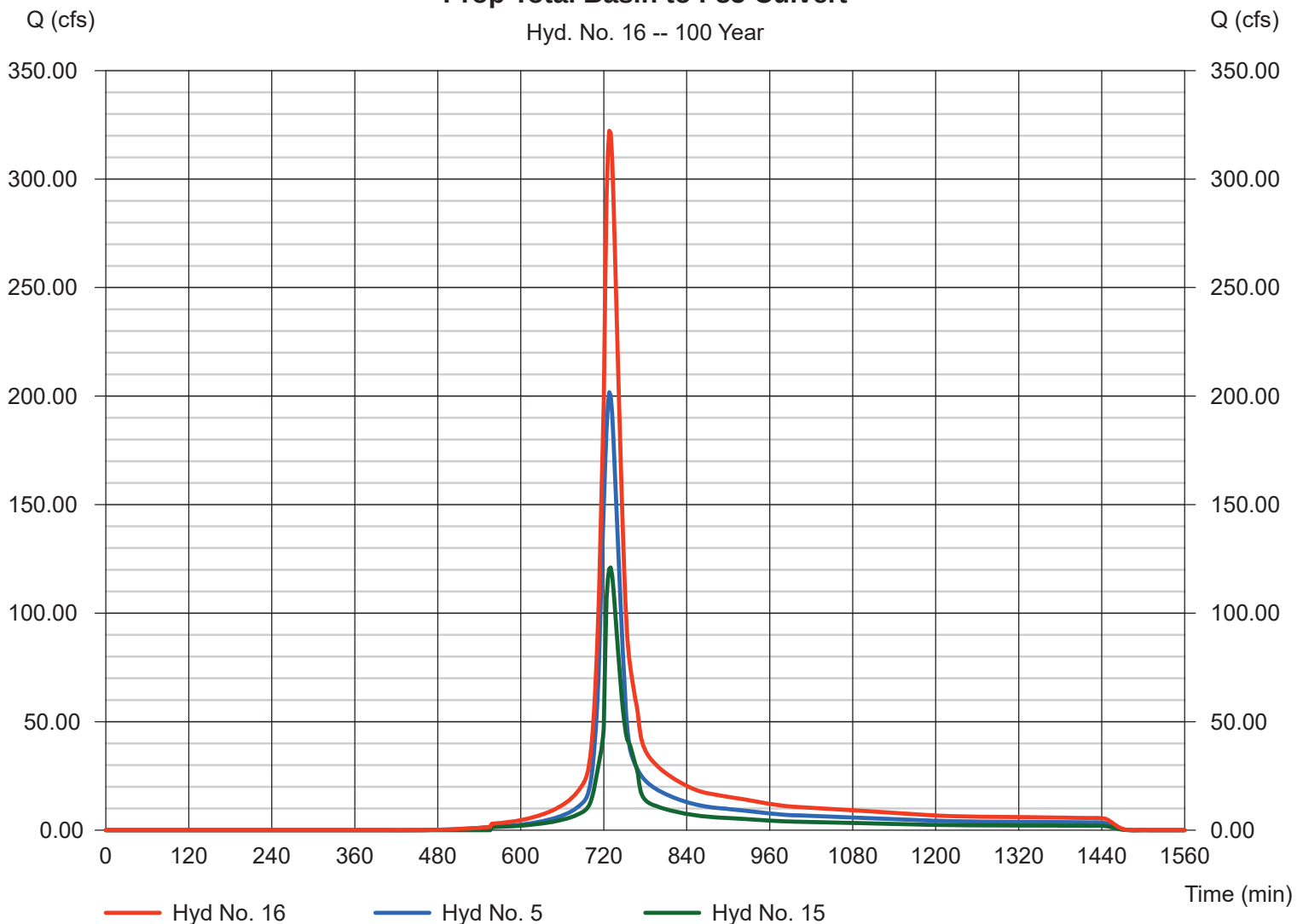
Hyd. No. 16

Prop Total Basin to I-85 Culvert

Hydrograph type = Combine
Storm frequency = 100 yrs
Time interval = 2 min
Inflow hyds. = 5, 15

Peak discharge = 322.26 cfs
Time to peak = 728 min
Hyd. volume = 1,182,555 cuft
Contrib. drain. area = 47.170 ac

Prop Total Basin to I-85 Culvert



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

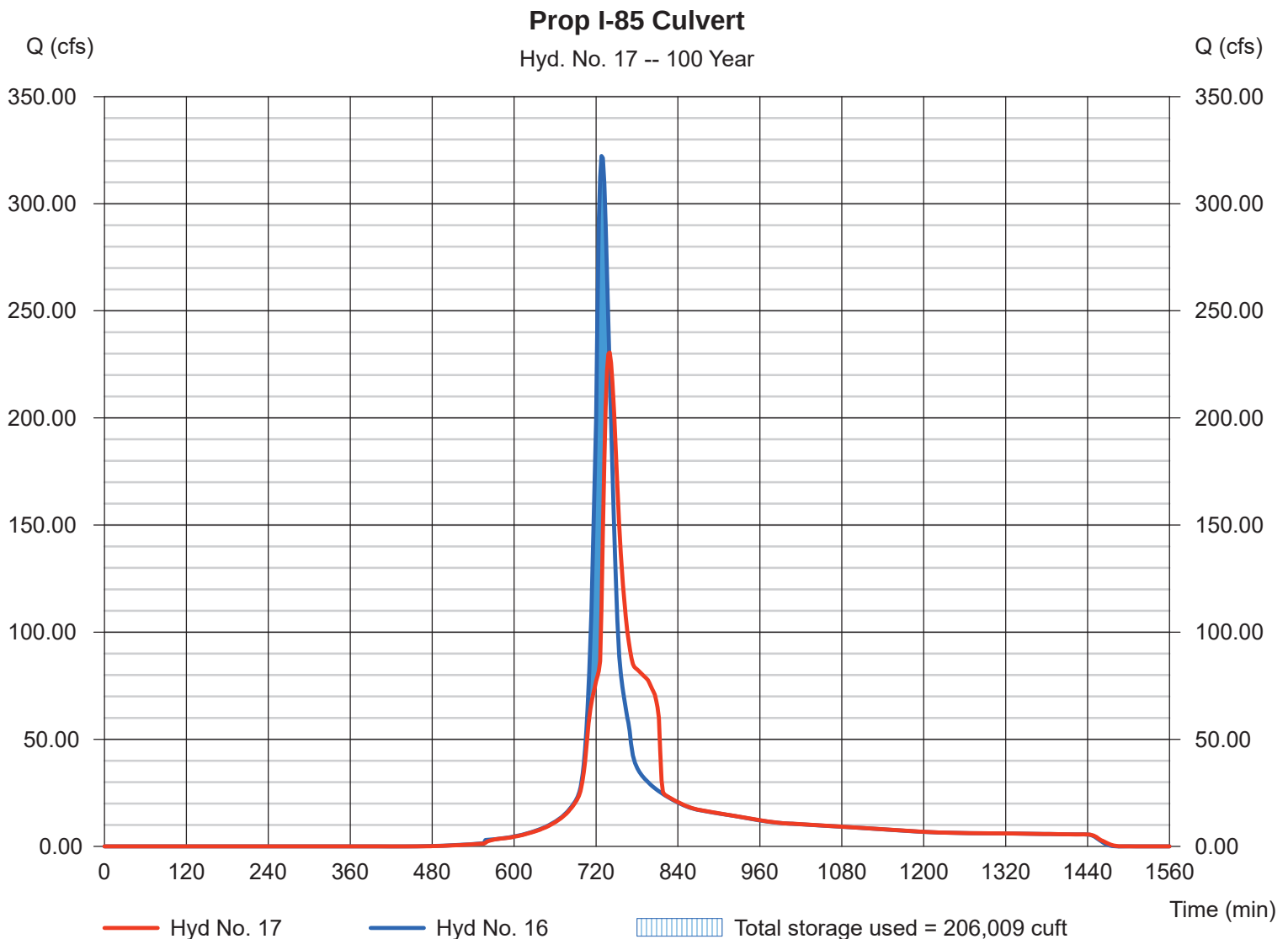
Hyd. No. 17

Prop I-85 Culvert

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Time interval = 2 min
Inflow hyd. No. = 16 - Prop Total Basin to I-85 Culvert
Reservoir name = I-85

Peak discharge = 230.59 cfs
Time to peak = 740 min
Hyd. volume = 1,182,554 cuft
Max. Elevation = 954.09 ft
Max. Storage = 206,009 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Tuesday, Nov 17, 2020

Pond No. 7 - I-85

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 939.51 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	939.51	00	0	0
6.49	946.00	3,986	8,622	8,622
8.49	948.00	8,044	11,794	20,416
10.49	950.00	21,455	28,421	48,837
12.49	952.00	39,759	60,274	109,112
14.49	954.00	53,917	93,308	202,420
16.49	956.00	41,314	94,942	297,362

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 33.85	0.00	0.00	0.00
Span (in)	= 33.85	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 939.51	0.00	0.00	0.00
Length (ft)	= 410.00	0.00	0.00	0.00
Slope (%)	= 0.87	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 18.00	0.00	0.00	0.00
Crest El. (ft)	= 952.00	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	939.51	0.00	---	---	---	0.00	---	---	---	---	---	0.000
6.49	8,622	946.00	62.23 oc	---	---	---	0.00	---	---	---	---	---	62.23
8.49	20,416	948.00	70.31 oc	---	---	---	0.00	---	---	---	---	---	70.31
10.49	48,837	950.00	77.55 oc	---	---	---	0.00	---	---	---	---	---	77.55
12.49	109,112	952.00	84.17 oc	---	---	---	0.00	---	---	---	---	---	84.17
14.49	202,420	954.00	90.31 oc	---	---	---	132.37	---	---	---	---	---	222.68
16.49	297,362	956.00	96.05 oc	---	---	---	374.40	---	---	---	---	---	470.45

21-PC-07-28

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant Beatriz Arroyo

Mailing Address: 2810 Players Dr Jonesboro Ga

Telephone _____ Mobile # _____ Email _____

Property Owner (s) B1 Home Improvement

Mailing Address 2810 Players Dr Jonesboro Ga

Telephone _____ Mobile # _____

Address/Location of Property: 801 North Ave, Hapeville Ga

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009900040389

Present Zoning Classification: R-1 Size of Tract: total .64 acre(s)

Present Land Use: Vacant R-1

Please check the following as it applies to this application

☒ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

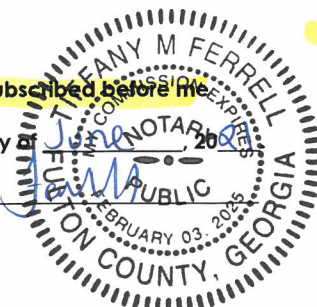
Beatriz Arroyo
Applicant's signature

Date: 06/09/21

Sworn to and subscribed before me

This 9th day of June

[Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

new single family home

concrete siding

frame construction

30 yr arch style shingle

aluminum gutters

R-13 wall insulation

gas F/A

concrete driveway

min 2 car garage

min 2 car parking behind home

insulated windows

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

BA A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

BA Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

BA The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

BA Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

- BA The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- BA The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.
- BA Existing and proposed grades at an interval of five (5) feet or less.
- BA The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).
- BA A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.
- BA The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.
- BA The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.
- BA The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- BA Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- BA Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- BA Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- BA Site area (square feet and acres).
- BA Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- BA Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- BA Total floor area ratio and/or residential density distribution.
- BA Number of parking spaces and area of paved surface for parking and circulation
- BA At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: Beatriz Arroyo
Date 06/09/21

LEGAL DESCRIPTION

Property Address: 801 North Avenue

Hapeville, Georgia 30354

ALL THAT TRACT or parcel of land lying and being in Land Lot99 of the 14th District of Fulton County, Georgia, and being more particularly described as follows;

BEGINNING at a point 325.0 feet North of the north side of North Avenue, said point being 400.0 feet East of Springdale Road; thence North parallel to Springdale Road 275.0 feet to an iron pin; thence East parallel to North Avenue 100.0 feet to an iron pin; thence South 275.0 feet to an iron pin; thence West 100.0 feet to the POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT OF TEN (10) FEET FOR A RIGHT OF WAY FROM THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY TO THE NORTH SIDE OF NORTH AVENUE, SAID EASEMENT MORE FULLY SET OUT IN AN AGREEMENT DATED AUGUST, 1944, BETWEEN MRS. J. R. OXBURN AND MRS. WILFRED W. LACEY BEING AN IMPROVED LOT WITH ONE FOUR ROOM FRAME RESIDENCE LOCATED THEREON.

Tax ID#: 14-0099-0004-038-9

Subject to any Easements or Restrictions of Record

B1 HOME IMPROVEMENT/
BEATRIZ ARROYO801 NORTH AVENUE
LAND LOT 99
14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-3TOTAL AREA:
27,793 SQ FT
0.64 ACRESTRACT 1 - PIN 14 009900040967
TRACT 2 - PIN 14 009900040389
TRACT 3 - PIN 14 009900041031
TRACT 4 - PIN 14 009900041148
TRACT 5 - PIN 14 009900041163ZONING/SETBACKS:
R-3 ZONING (RESIDENTIAL)
FRONT: 50 FT
SIDE: 10 FT (ADJACENT TO INTERIOR)
20 FT (ADJACENT TO STREET)
REAR: 35 FT
MAX BUILDING HEIGHT: 40 FT
MIN LOT FRONTAGE: 35 FT ADJOINING
PAVED STREETDISTURBED AREA:
0.38 ACRES

SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ARE UNLESS OTHERWISE NOTED.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367F; EFFECTIVE DATE: 09-18-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE SURVEYING TECHNIQUES ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOIDETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
- ANGULAR ERROR: 10 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:25,429.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:112,966.

SEDIMENT STORAGE CALCULATIONS

DISTURBED AREA= 0.38 Ac.
STORAGE REQUIRED CALCULATION:
0.40 Ac. X 67 CY = 27.0 CY REQUIRED
Sd1-NS STORAGE PROVIDED:
175 LF X 0.263 CY/LF = 46.0 CY

SILT FENCE MAINTENANCE AND REMOVAL: THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS VEGETATED OR ACCEPTED. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DEGRADED TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.

TREE CONSERVATION PLAN NOTES:

1 THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.

2 ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.

3 THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

4 TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.

5 ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSLEY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.

6 A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

7 LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

NOTE:

NO DUMPSTERS, PORTABLE TOILETS, PARKING, MATERIAL STORAGE, OR STOCKPILE AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY

Sd2-P CURB INLET PROTECTION TO BE INSTALLED AT DOWNSTREAM CURB INLETS.

LEGEND:

IPF	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR (REBAR)
RB	CAPPED REBAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
CONC	CONCRETE
PP	POWER POLE
LP	LIGHT POLE
GM	GAS VALVE
GM	GAS METER
SS	SANITARY SEWER
SS	FENCE
PROP	PROPOSED
OMP	CONC. MONUMENT FOUND
Z	OVERHEAD UTILITY LINE(S)
SSMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
DWCB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
WM	WATER VALVE
WM	WATER METER
CO	SANITARY SEWER CLEANOUT
C/O	LAND LOT LINE
HW	HEAD WALL
RC	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
PB	ELECTRIC POWER BOX
	LIMITS OF DISTURBANCE
	TREE PROTECTION FENCE
18"POP	TREE STRUCTURAL ROOT PLATE
18"POP	TREE CRITICAL ROOT STRUCTURE
12"OAK	TREE CRITICAL ROOT STRUCTURE IMPACTED
12"OAK	PRESERVED TREES
7"JUMP	DISTURBED/REMOVED TREES
P-TREE	REPLACEMENT/PLANTED TREES

TREE LEGEND:

	OAK		HOLLY
	POPLAR		JUNIPER
	PINE		LUSTERIM
	HICKORY		CRAPE MYRTLE
	MAPLE		SPRUCE-FUR
	SWEETGUM		BIRCH
	NOT IDENTIFIED		WILLOW
	DOGWOOD		TBD-HARDWOOD
	REPLACEMENT TREE - LARGE		
	REPLACEMENT TREE - MEDIUM		
	REPLACEMENT TREE - SMALL		

Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Du	DUST CONTROL

Sd1-NS	TYPE 'NON-SENSITIVE' SILT FENCE
Sd1-S	TYPE 'SENSITIVE' SILT FENCE
Sd1-P	INLET SEDIMENT TRAP
Cd-HB	CHECK DAM HAY BALE
Co	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
LOD	LIMITS OF DISTURBANCE
Tr	TREE FENCE PROTECTION FENCE
TF	TREE FENCE PROTECTION FENCE

CONTOUR LEGEND

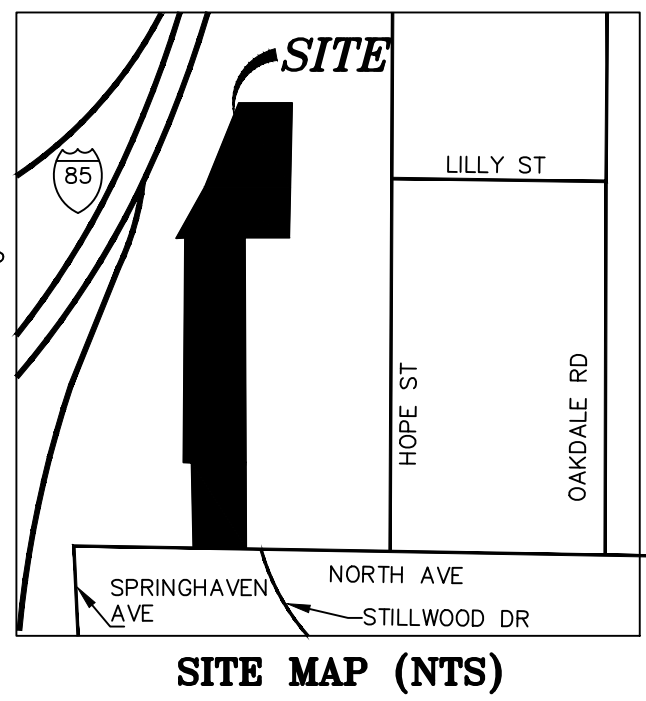
980	EXISTING CONTOURS
980	PROPOSED CONTOURS
X 983.3	PROPOSED SPOT ELEVATION
X 983.3 HP	HIGH POINT SPLIT DRAINAGE SPOT

NOTE:

CONTRACTOR TO FIELD VERIFY UTILITY TIE-IN TO EXISTING FACILITIES AND COORDINATE REMOVAL WITH EACH UTILITY.

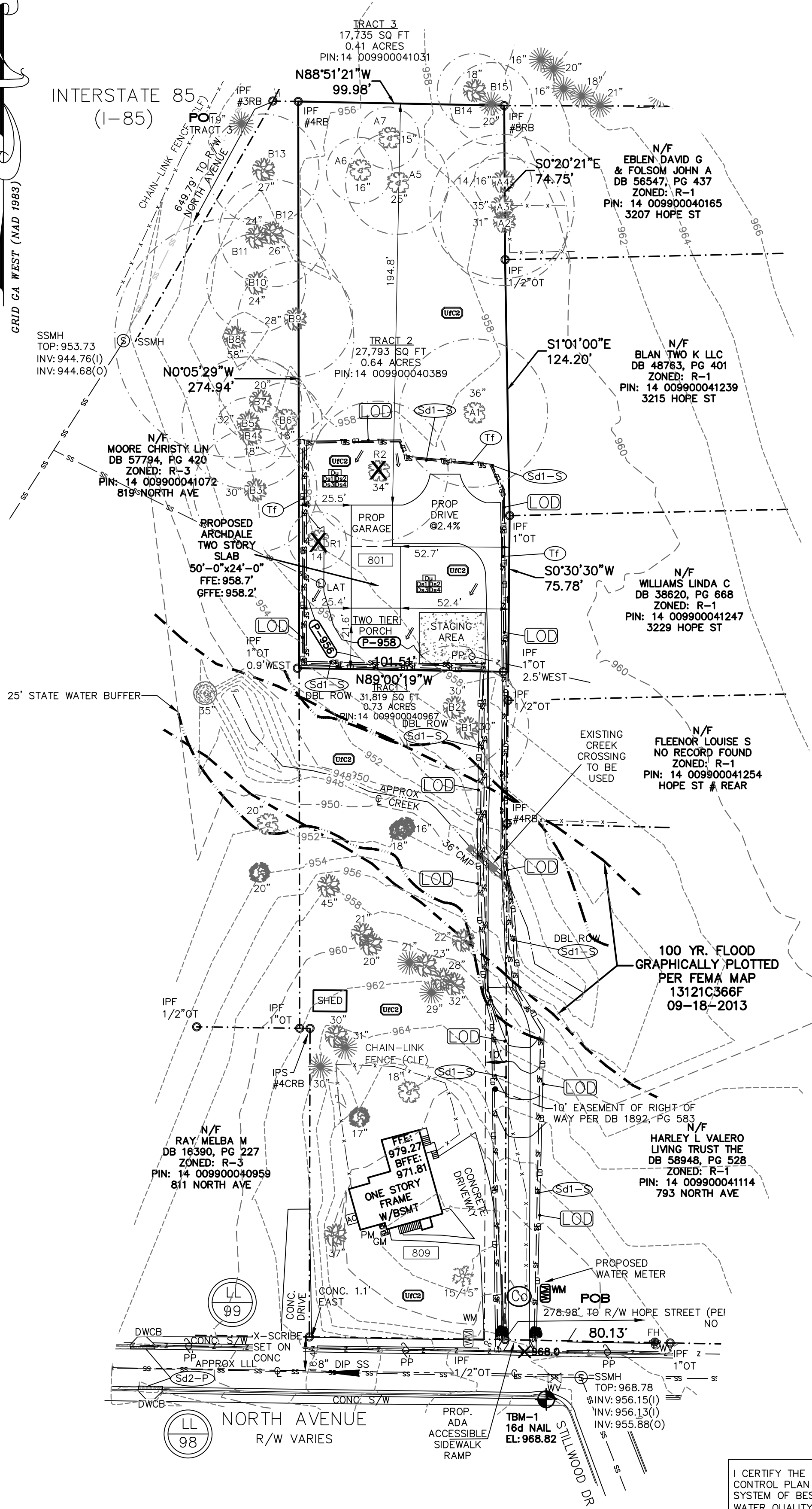
NOTE: THERE IS NO OUTBUILDING ON ADJACENT LOT WITHIN 10 FEET OF THE PROPOSED GARAGE.

NOTE: SHRUB FENCE BEHIND SIDEWALK SHALL BE SHAMROCK HOLLY OR AN APPROVED ALTERNATE BY THE HAPEVILLE ARBORIST.



SURVEY REFERENCES:

- FULTON COUNTY RECORDS:
- DEED BOOK 16390, PAGE 127
 - DEED BOOK 22257, PAGE 124
 - DEED BOOK 38638, PAGE 416
 - DEED BOOK 38620, PAGE 668
 - DEED BOOK 48763, PAGE 401
 - DEED BOOK 52022, PAGE 366
 - DEED BOOK 56547, PAGE 437
 - DEED BOOK 57794, PAGE 420
 - DEED BOOK 58948, PAGE 528
 - DEED BOOK 60787, PAGE 380
 - PLAT BOOK 243, PAGE 45

EMERGENCY 24 HOUR CONTACT:
BEATRIZ ARROYO SOTOMAYER
PHONE: (404)-925-9319
EMAIL: arroyo_betty@hotmail.com

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000066868
ISSUED: 08/18/2018 EXPIRES: 08/18/2021

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411

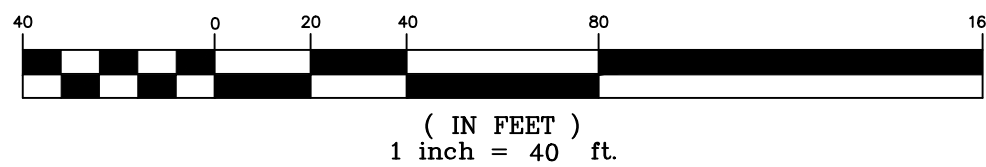
UTILITIES PROTECTION CENTER
IT'S THE LAW!

I CERTIFY THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.

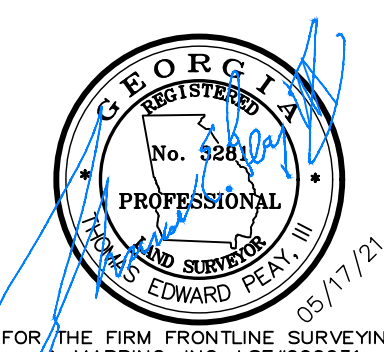
I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

05/17/21

GRAPHIC SCALE



SHEET 1 OF 4



FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000831

JOB # 71797

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 17,906 FEET, AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 714,590 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR. NAMING SAID PERSON, PERSONS OR ENTITY, THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION. COPYRIGHT © 2020 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***



www.frontlinesurveying.com

3595 Canton Road
Suite 312, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR

BEATRIZ ARROYO/B1 HOME IMPROVEMENT

LAND LOT 99	14th DISTRICT	SECTION	FULTON COUNTY, GEORGIA
PARTS OF LOTS 21 & 24		REVISION	BY: DATE:
SUBDIVISION NORTH HAPEVILLE	PHASE		
PB 7 PG 156	I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.		
DB PG	MAP ID 13121C0366F	EFFECTIVE DATE: 9/18/13	

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

B1 HOME IMPROVEMENT/ BEATRIZ ARROYO

801 NORTH AVENUE
LAND LOT 99
14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-3

TOTAL AREA:
27,793 SQ FT
0.64 ACRES

NARRATIVE DESCRIPTION OF LAND DISTURBING ACTIVITY PLAN AND GENERAL NOTES

- TRACT 2 is in the 14th District, Land Lot 94. The address is 809 NORTH AVENUE, HAPEVILLE, GA 30354. This plan is for the construction of one (1) two story house having minimal grading. The Construction will begin JUNE 2021 and final stabilization will take approximately ninety (90) days.
- This lot is zoned R-3.
- USDA online soils map shows soil type as above in chart, but all lots were mass graded; Soil type is as shown.
- VEGETATION: Lot is currently partially wooded. There is no marketable timber to be cleared.
- HYDROLOGIST STUDY: See Reference Plan.
- RECEIVING WATERS: A tributary of the South River
- RUNOFF COEFFICIENTS: Pre-Construction = 68 CN. Post-Construction = 71.6 CN.
- BUFFER REQUIREMENTS: This lot DOES NOT have state waters requiring a 100' undisturbed buffer and DOES NOT contain wetlands.
- Water and sewer provided by Fulton County Water & Sewer Department.

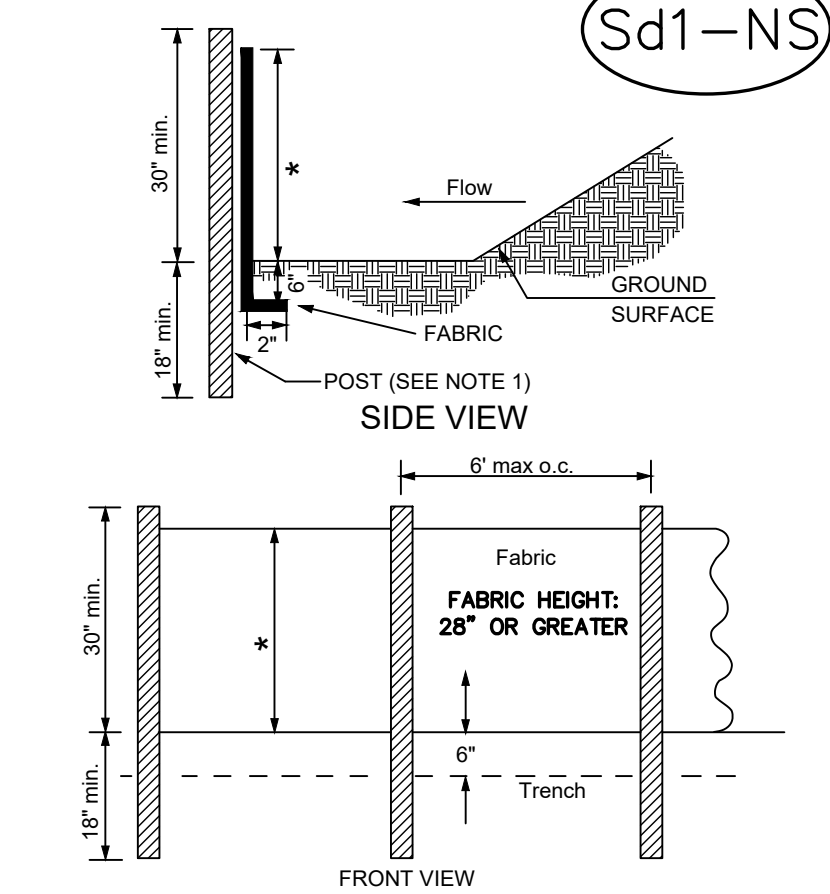
MAP SYMBOL	MAPPING UNIT	SLOPE	ERODIBILITY	PERMEABILITY	EROSION K
UC2	Urban Land - Cecil Complex	2-10%	Moderately Eroded	0.6-2.0	-

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS (PER FULTON COUNTY) SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- NOTIFY FULTON COUNTY ENGINEERING DEPARTMENT INSPECTOR 24 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY, FOR AN EROSION AND SEDIMENTATION CONTROL INSPECTION AT (404) 612-4000.
- A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

CONSTRUCTION SCHEDULE

	MON 1	MON 2	MON 3	MON 4
INSTALL CONST. ENTRANCE/EXIT & CONCRETE WASHOUT				
INSTALL PERIMETER & SEDIMENT STORAGE BMP'S				
CLEARING & GRUBBING				
TEMPORARY VEGETATION				
BRING TO FINAL GRADE				
MAINTAIN EROSION CONTROL				
CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS				
FINAL LANDSCAPING AND PERMANENT VEGETATION				
CLEAN UP/REMOVAL OF TEMP. BMP'S				

SILT FENCE - TYPE SENSITIVE



- NOTES:
- USE STEEL OR AS SPECIFIED BY THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 - HEIGHT (") IS TO BE SHOWN ON THE EROSION SEDIMENTATION, AND POLLUTION CONTROL PLAN.

GSWCC (Amended - 2013)

Figure B-27.1

B-183

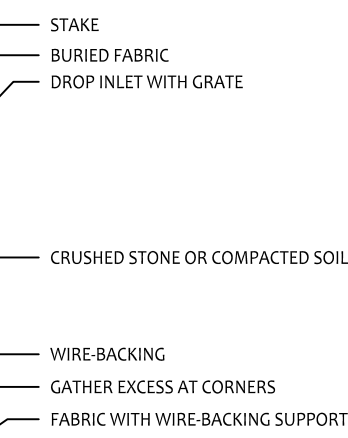
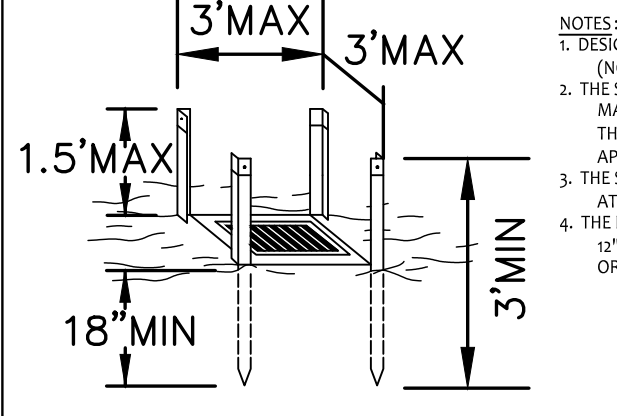
NOTE: ALL BMP'S SHALL BE REMOVED UPON FINAL STABILIZATION.

INSPECTIONS
c. Tertiary Permittee

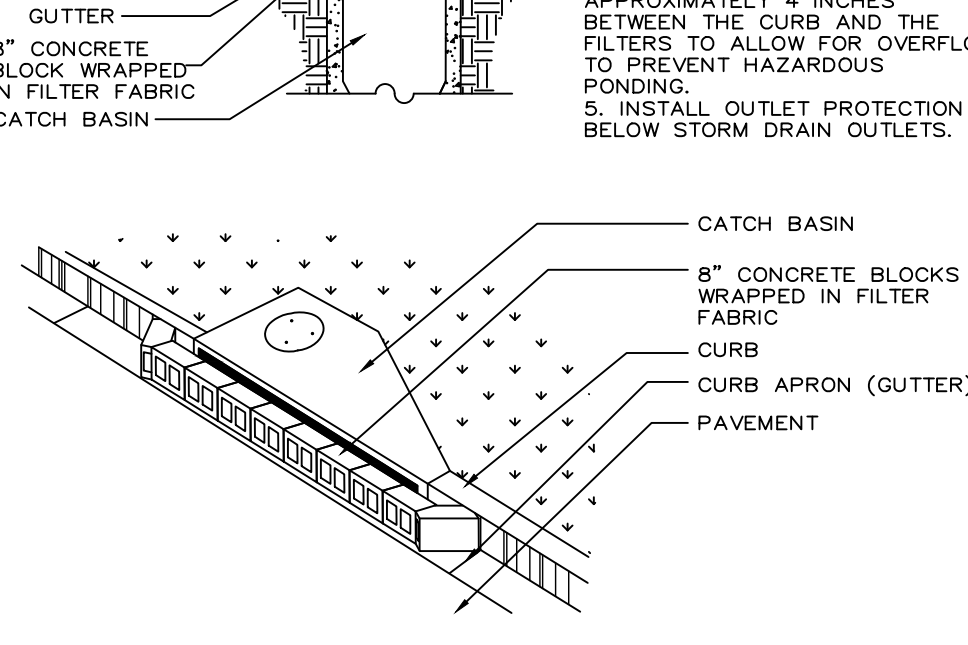
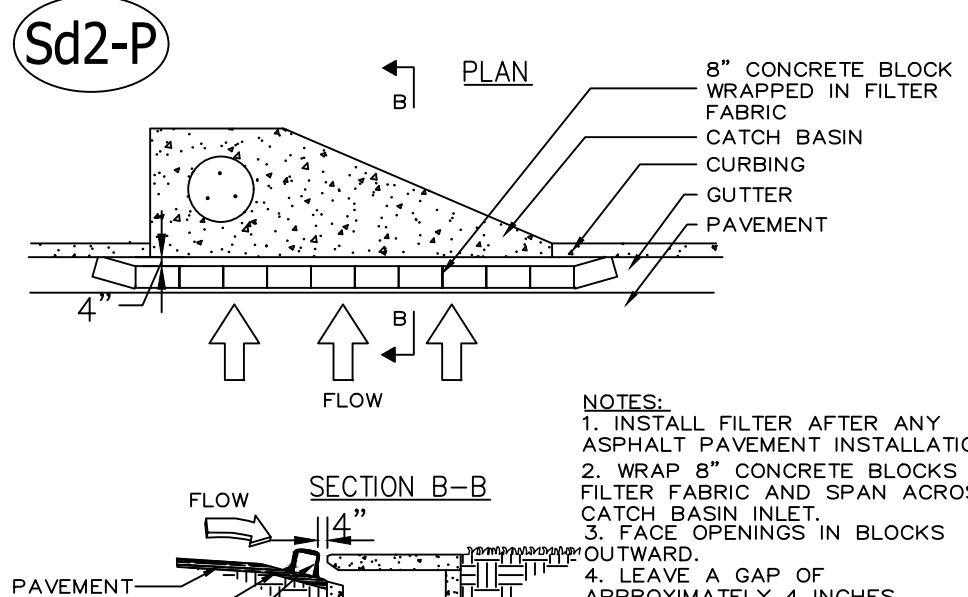
- Each day when construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Certified personnel (provided by the tertiary permittee) shall inspect the following at least once every seven days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of tertiary permittee's construction site that have not undergone final stabilization; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation that have not undergone final stabilization; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization, the permittee must comply with Part I.V.D.4.c.(3). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPD) the areas of their sites that have undergone final stabilization. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measure are effective in preventing significant impacts to the receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.
- Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection, implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.
- A report of the results of each inspection, including the map(s) of personnel making the inspection, the date(s) of each inspection, major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall identify any incidents of non-compliance. Where the report does not identify any incidents of non-compliance, the report shall contain a certification that the construction site is in compliance with the Erosion, Sedimentation and Pollution Control Plan and this permit. The report shall be signed in accordance with Part V.G. of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

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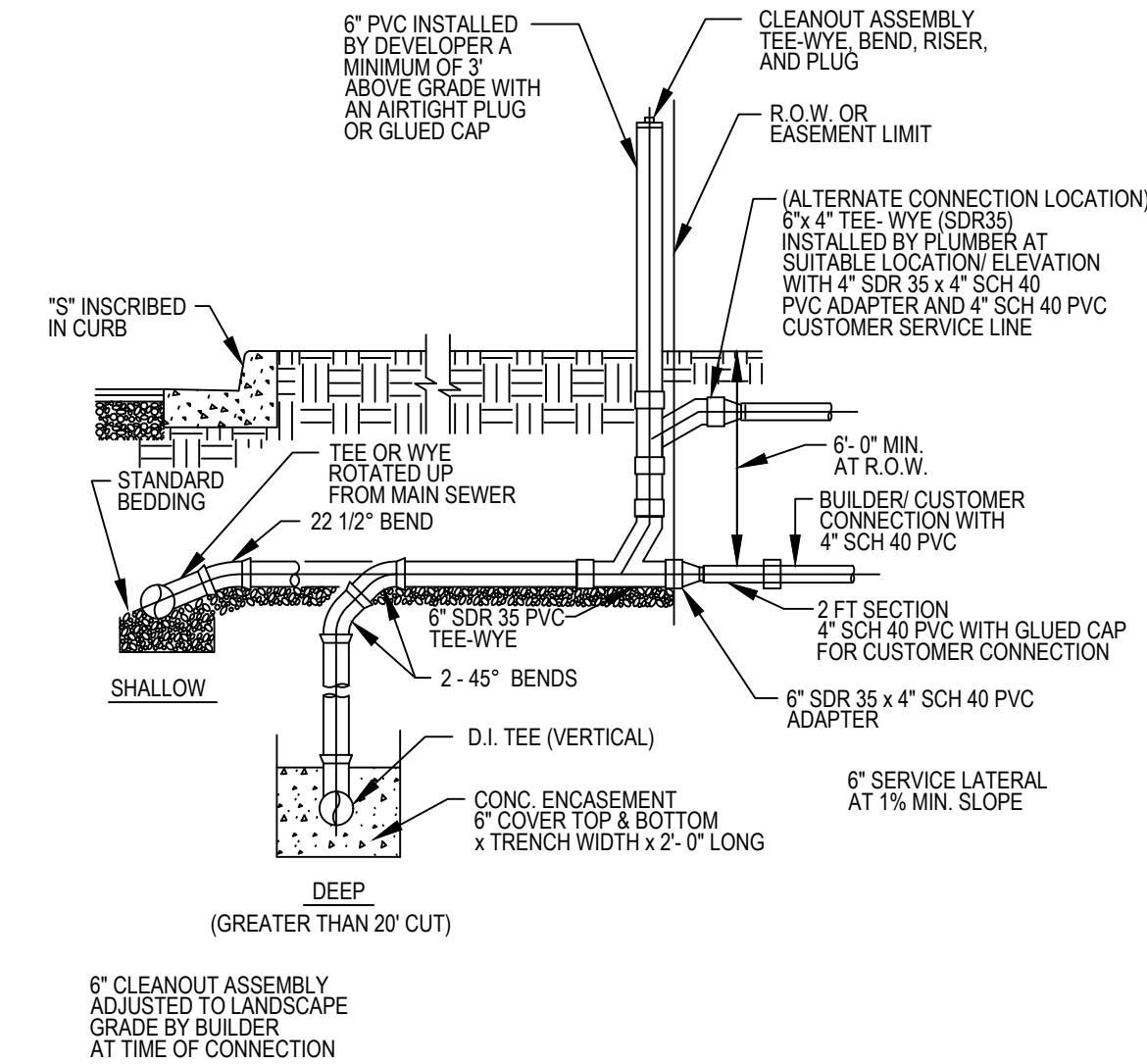
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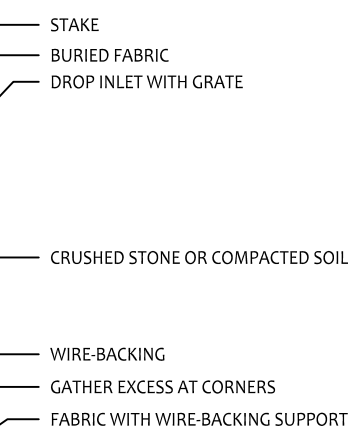
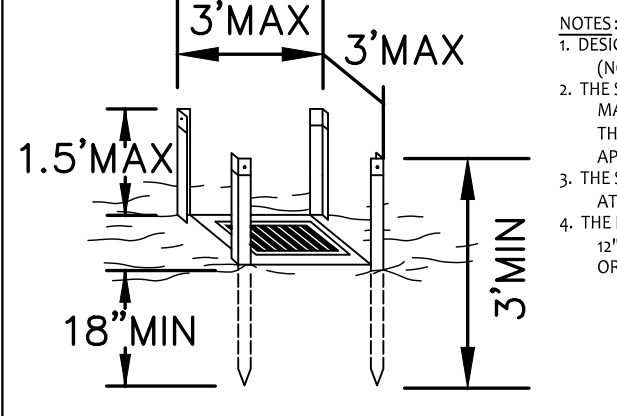
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CERTIFICATION NUMBER: 000006868
ISSUED: 08/18/2018 EXPIRES: 08/16/2021

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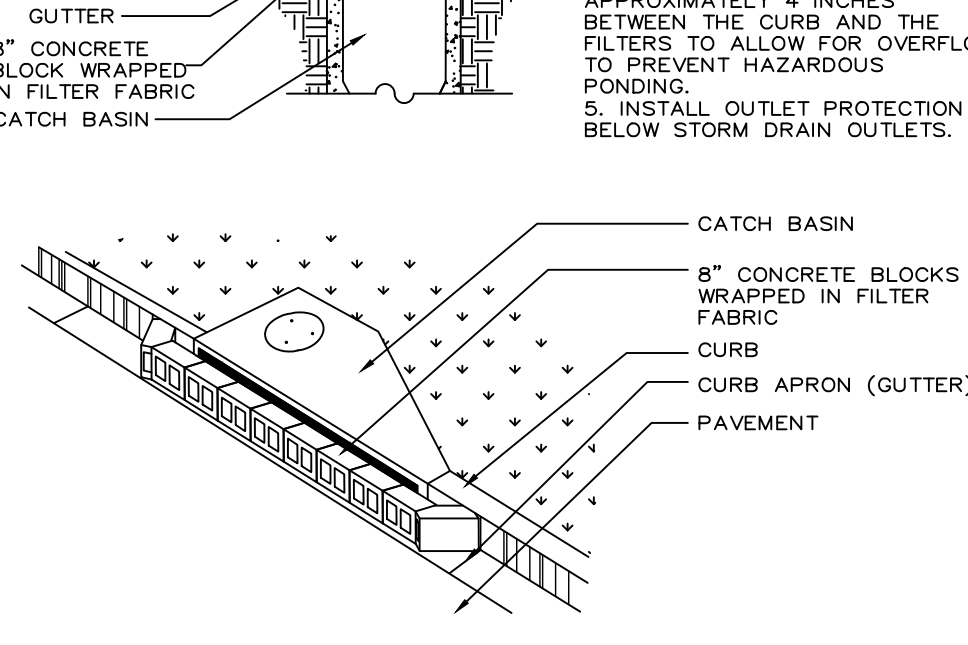
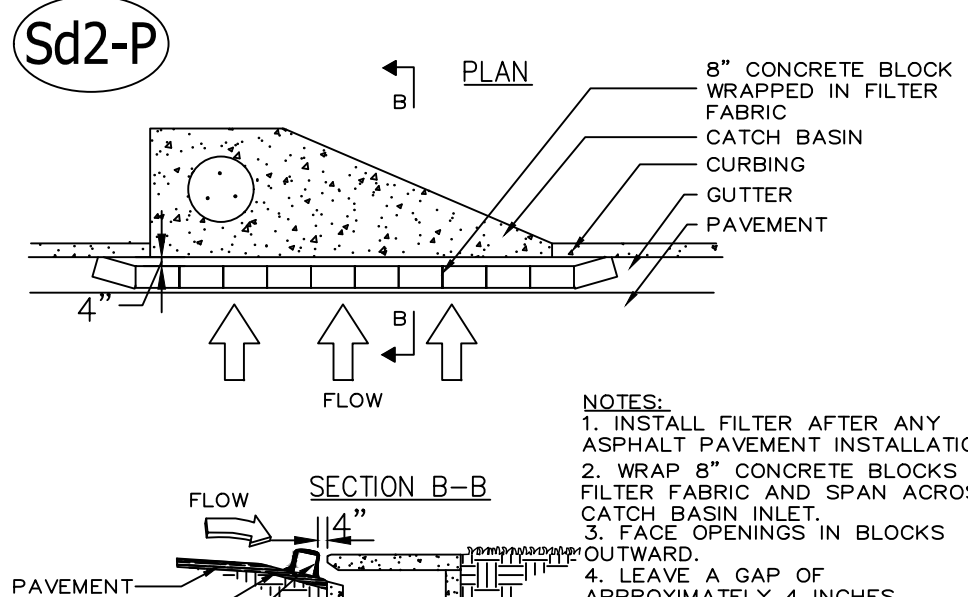
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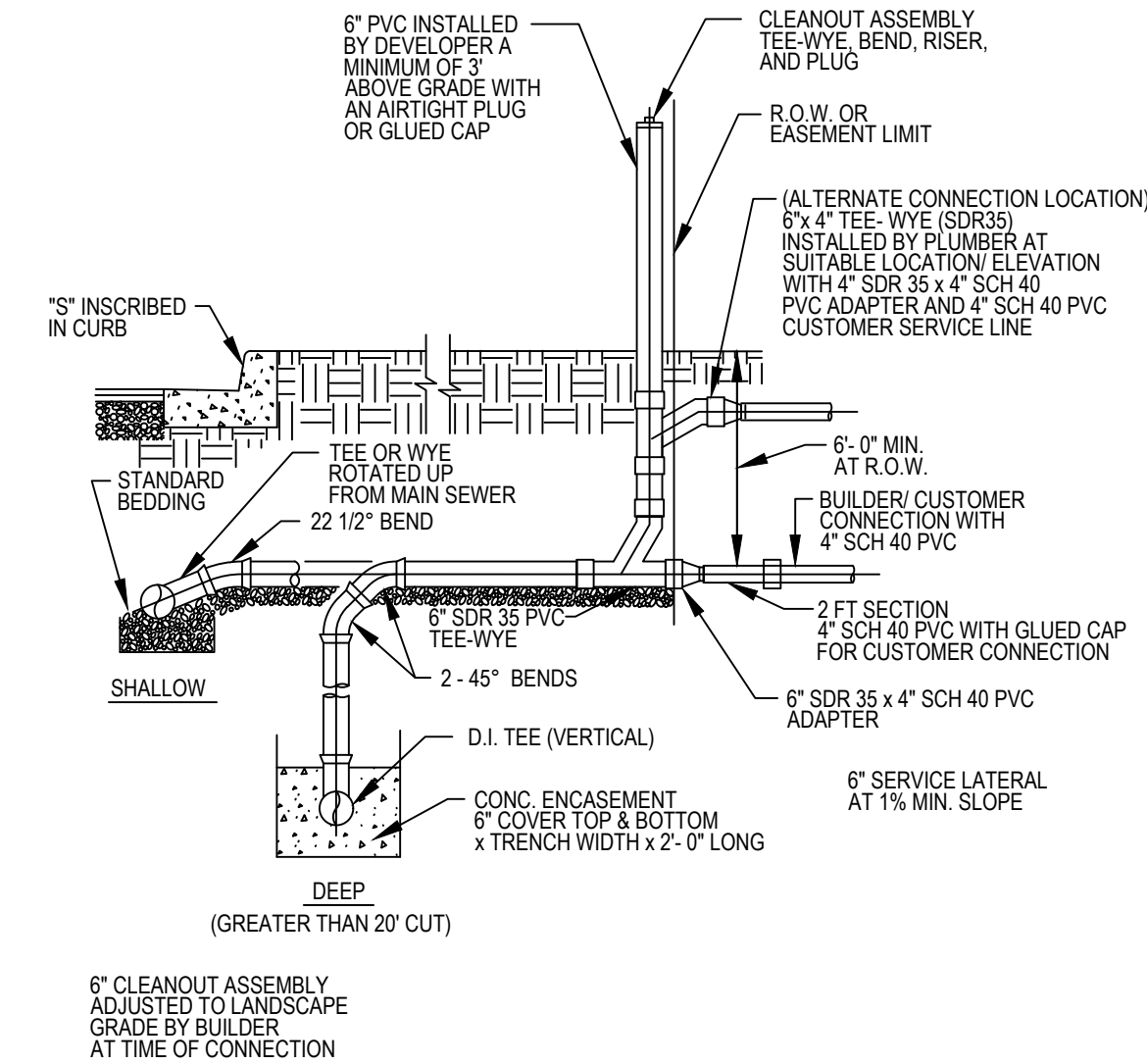
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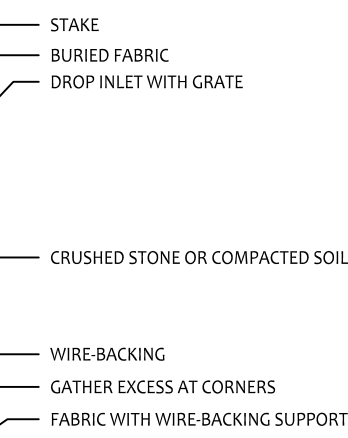
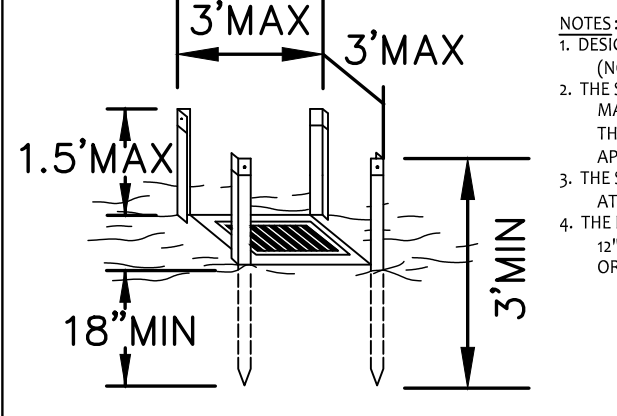
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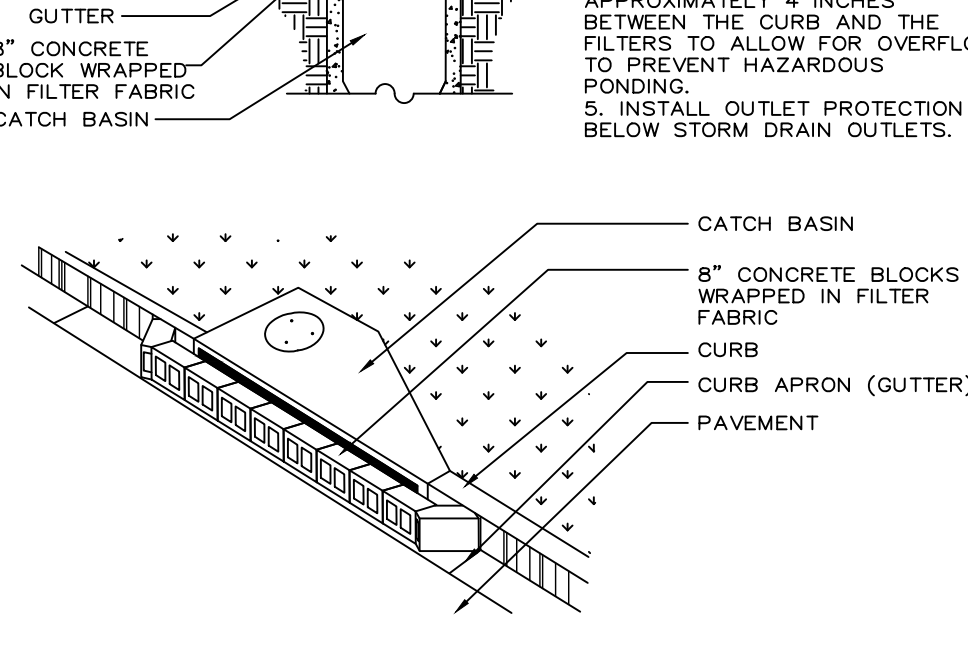
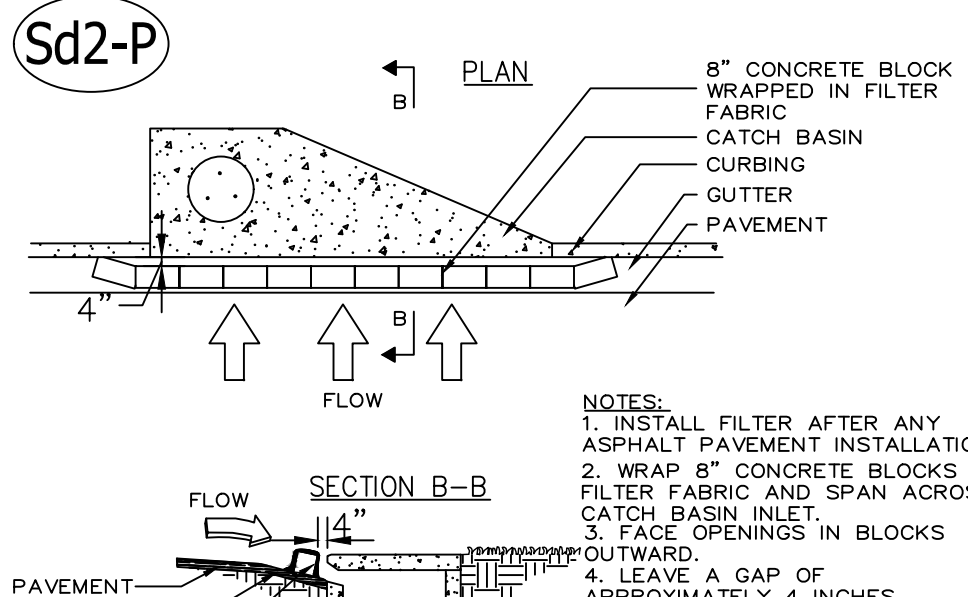
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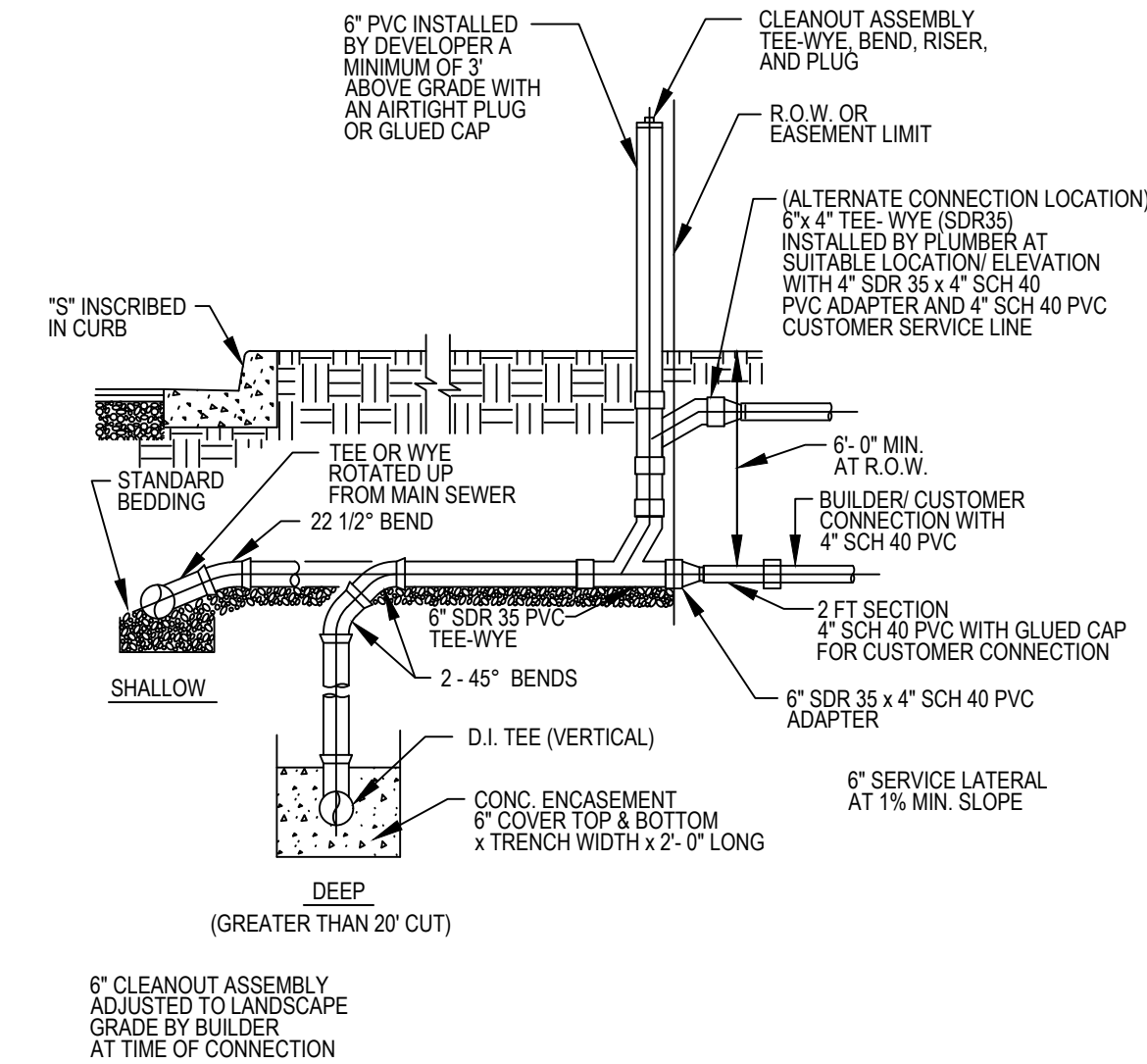
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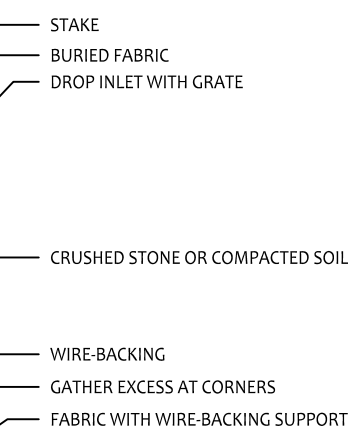
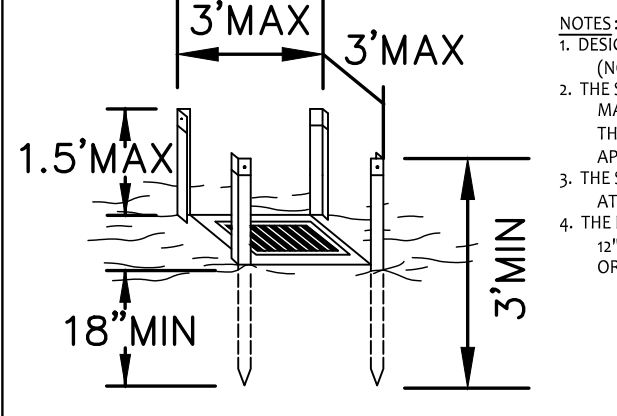
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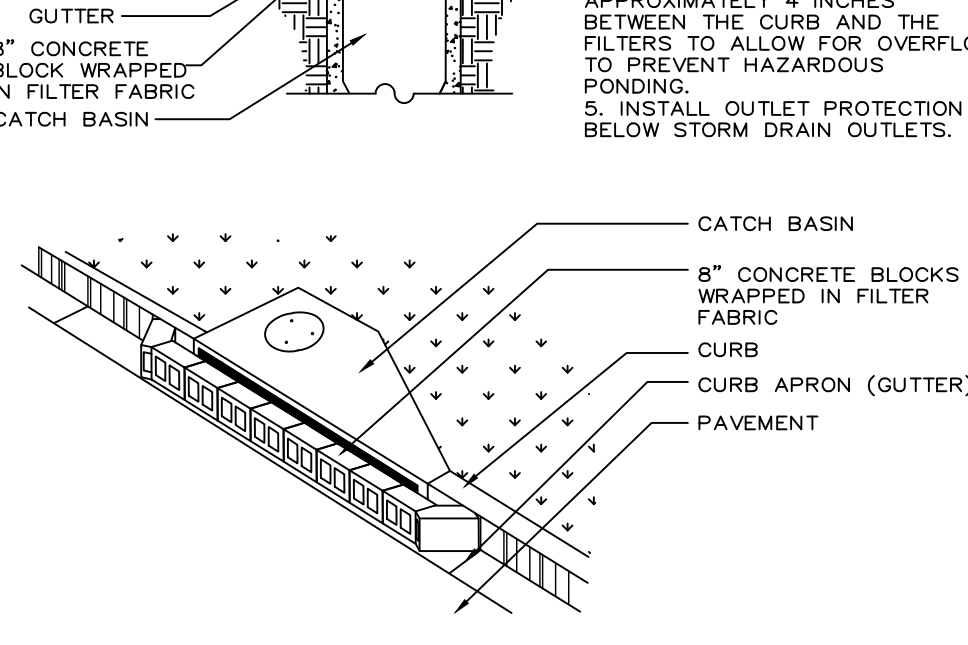
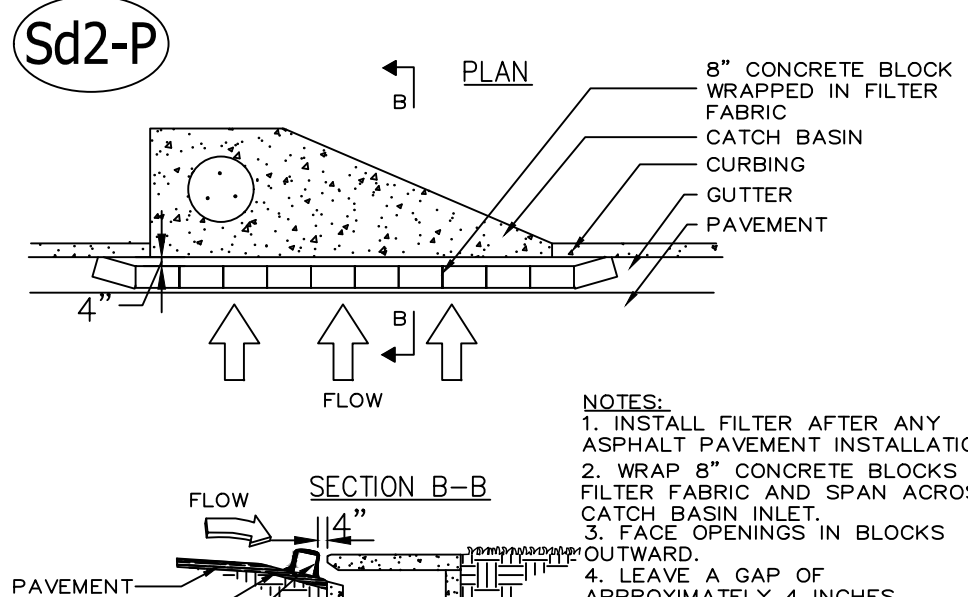
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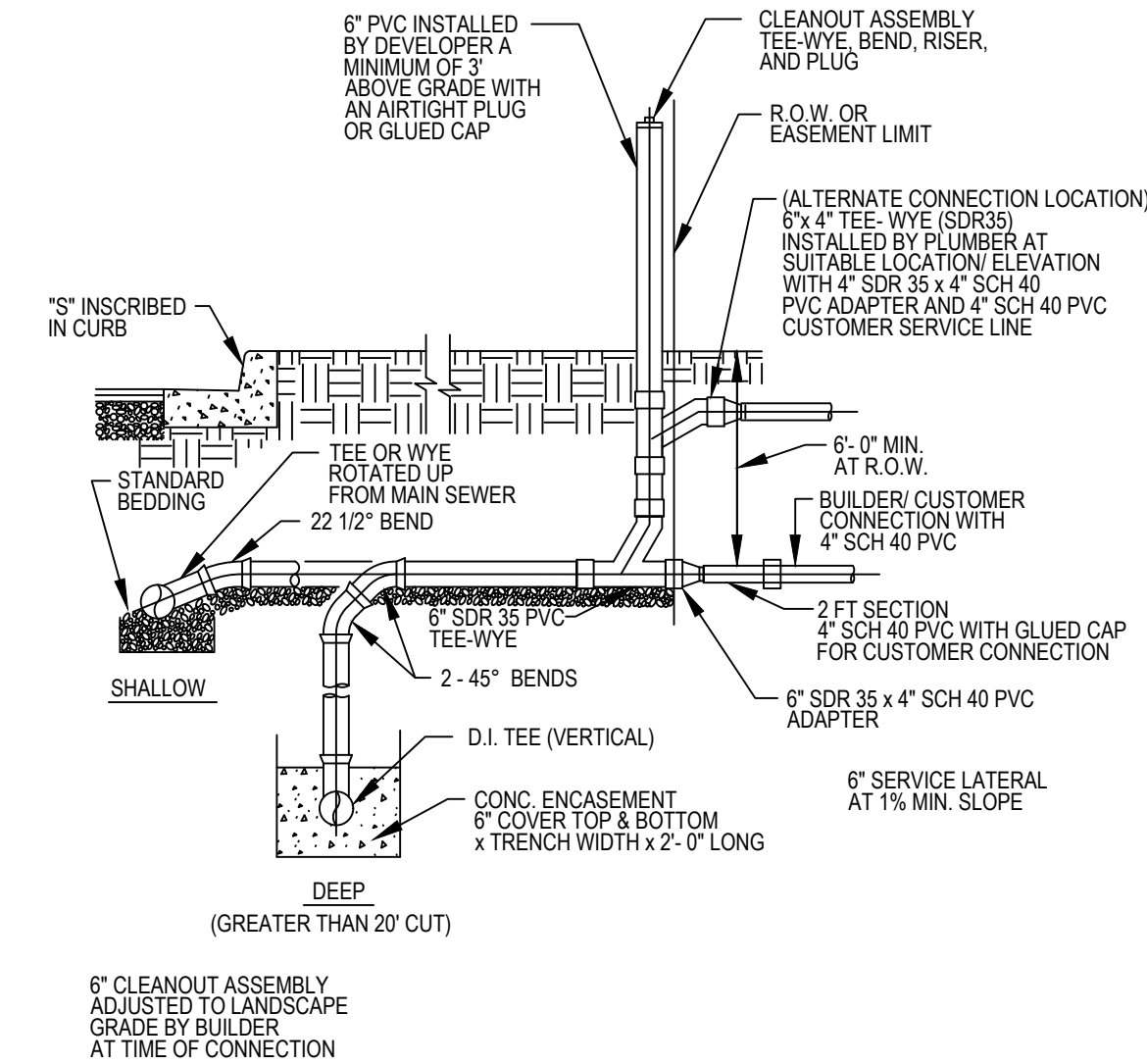
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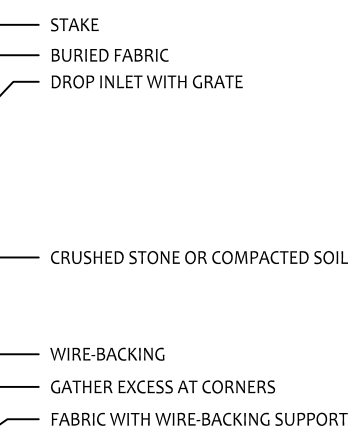
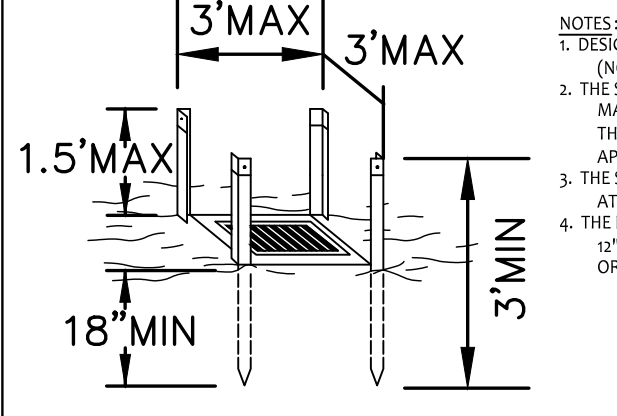
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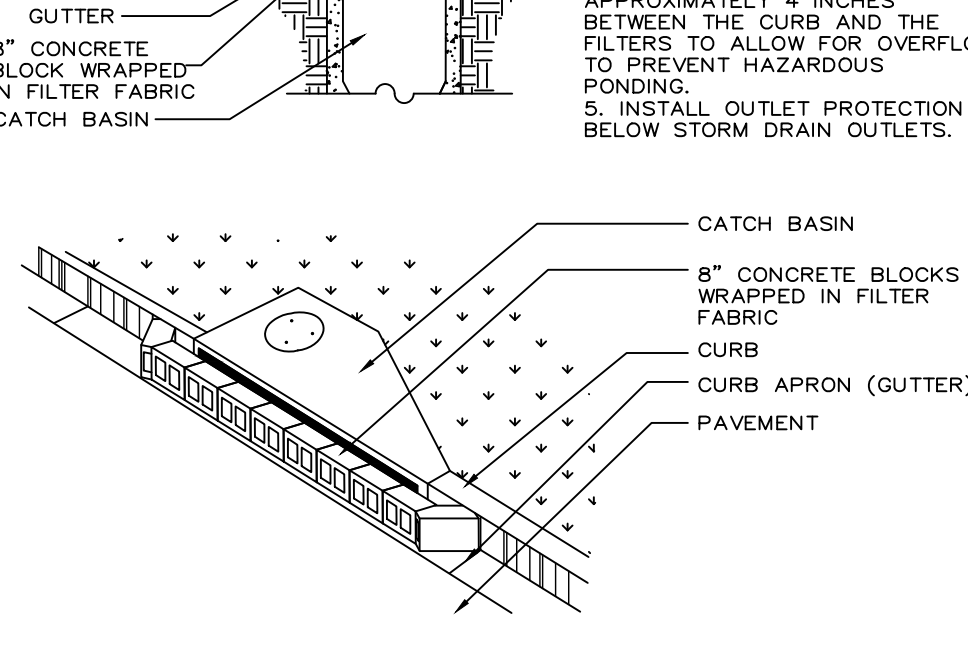
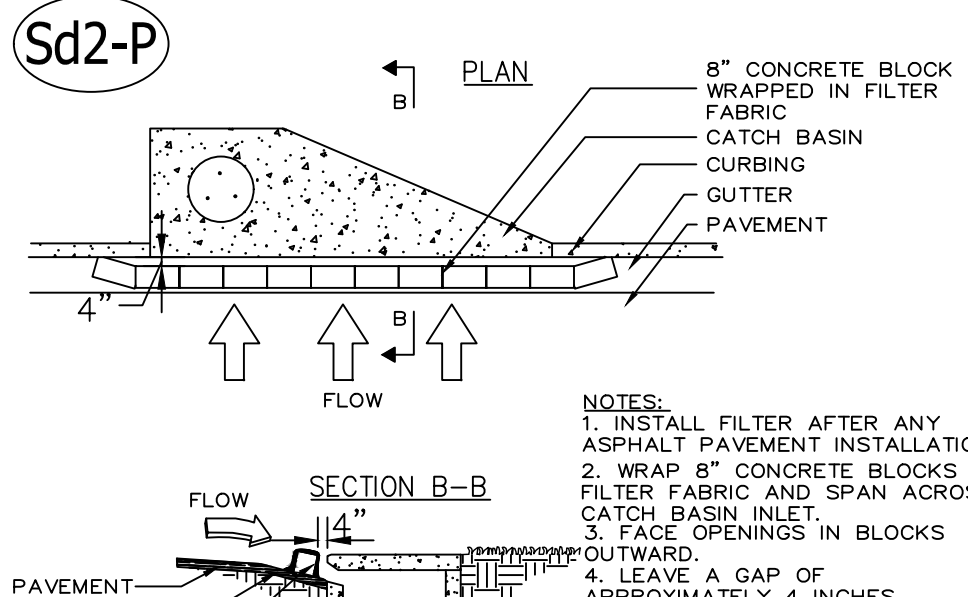
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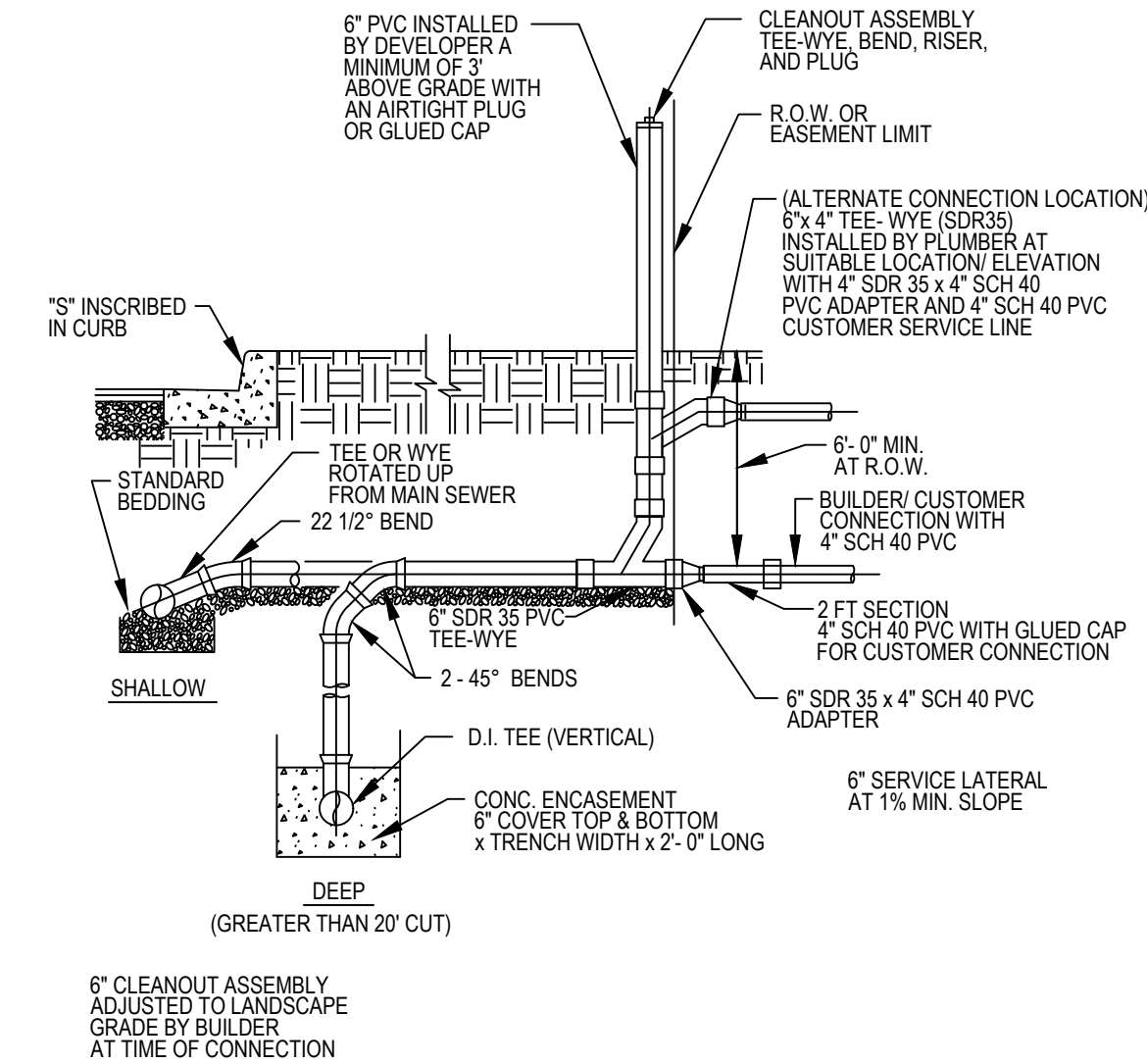
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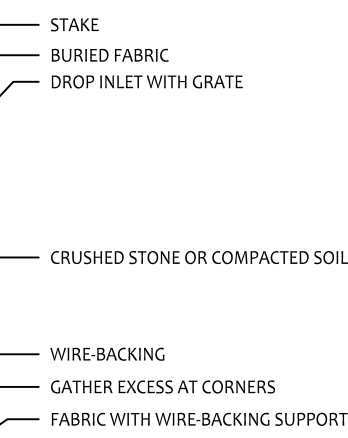
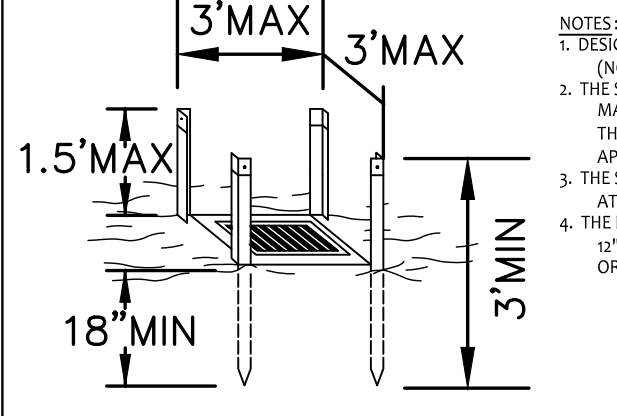
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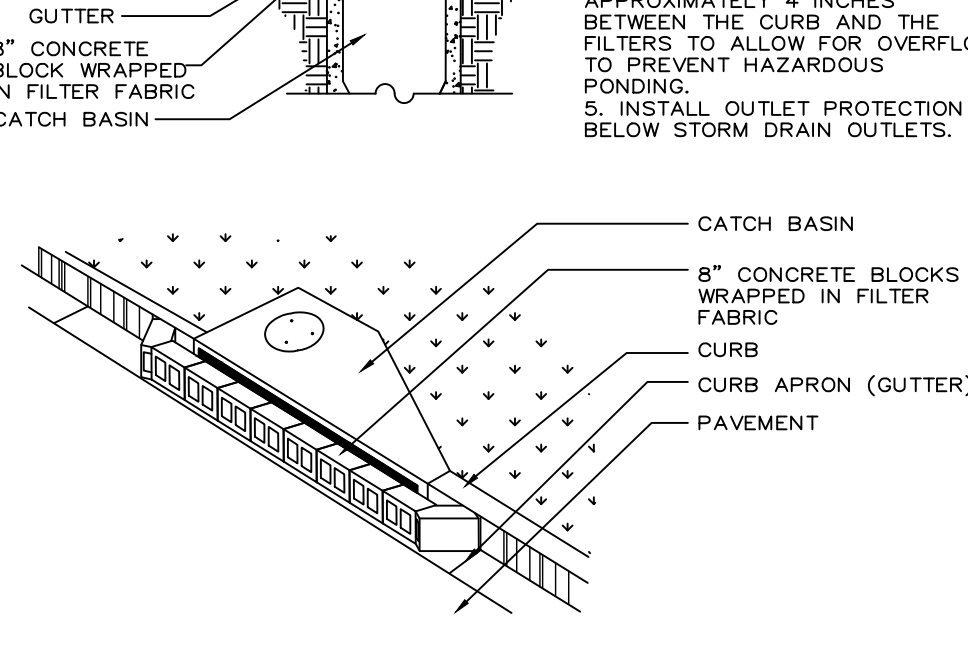
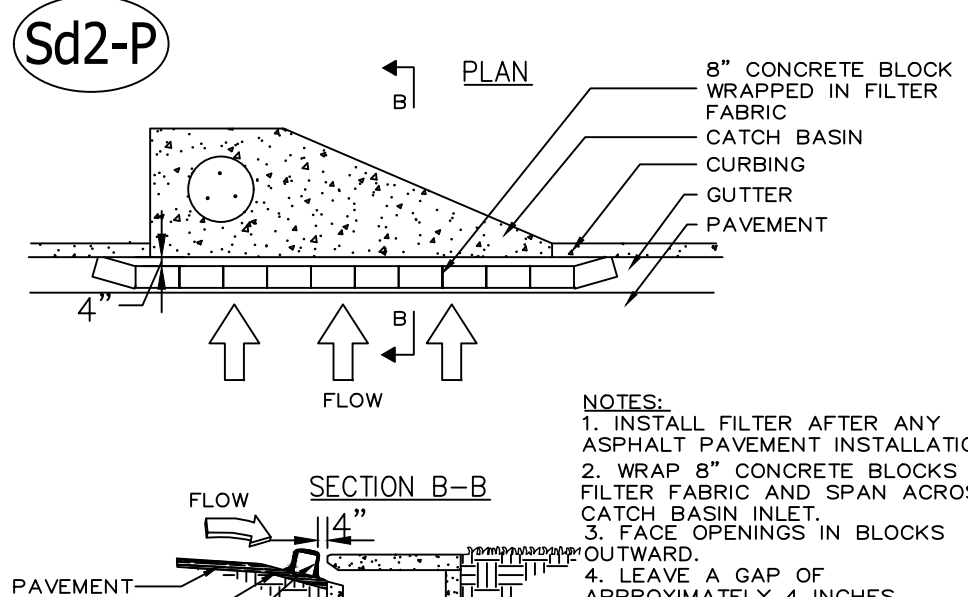
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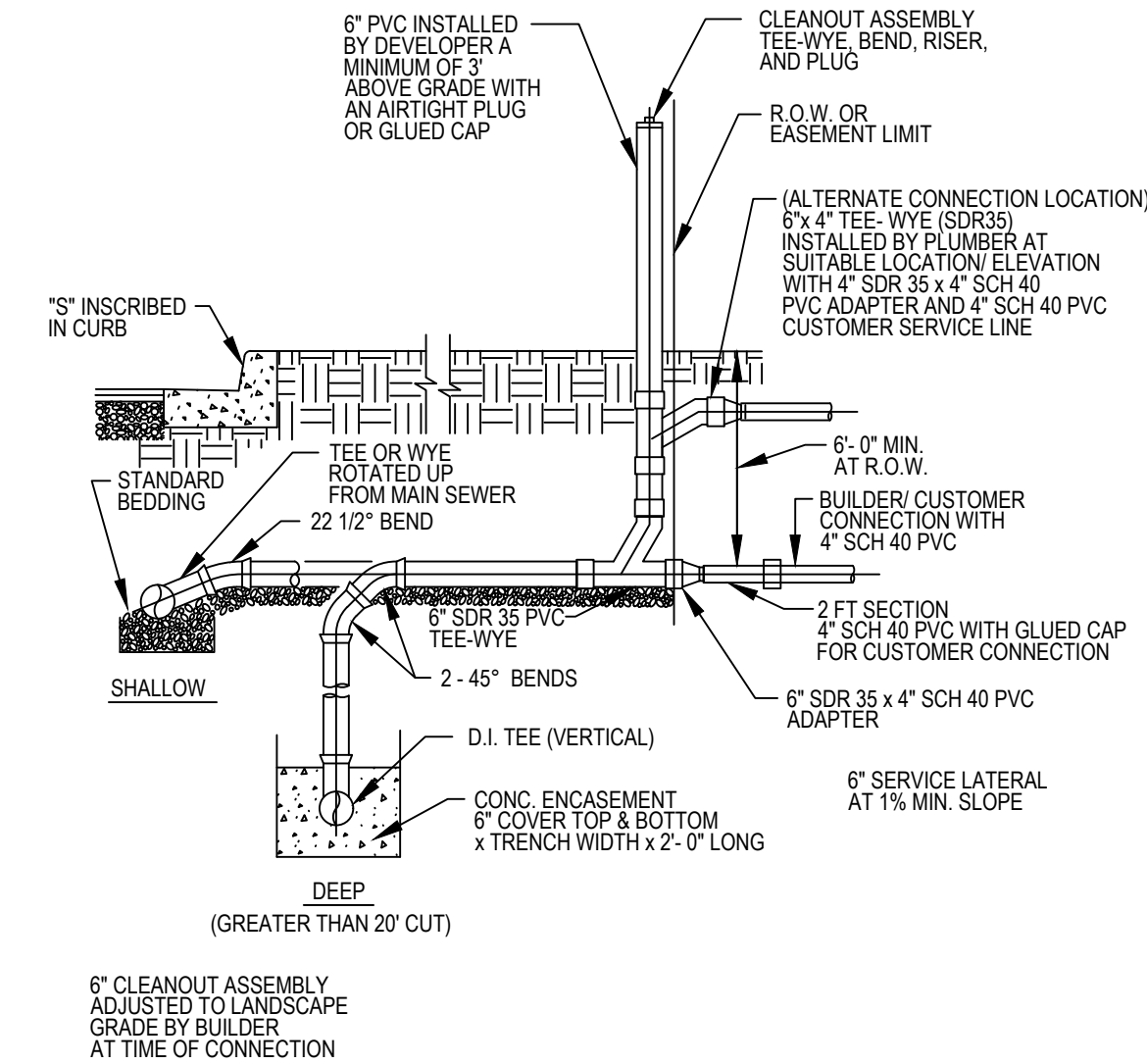
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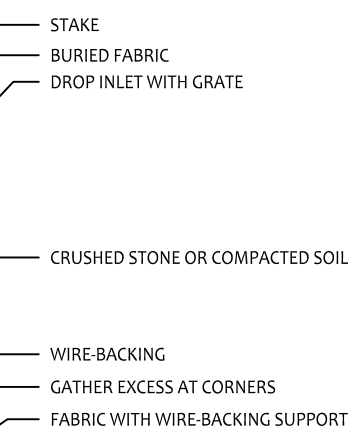
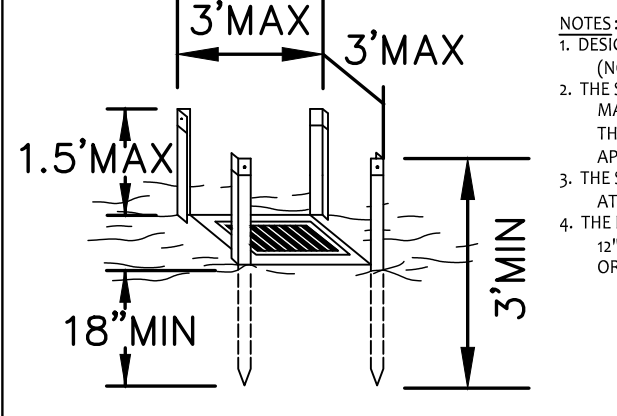
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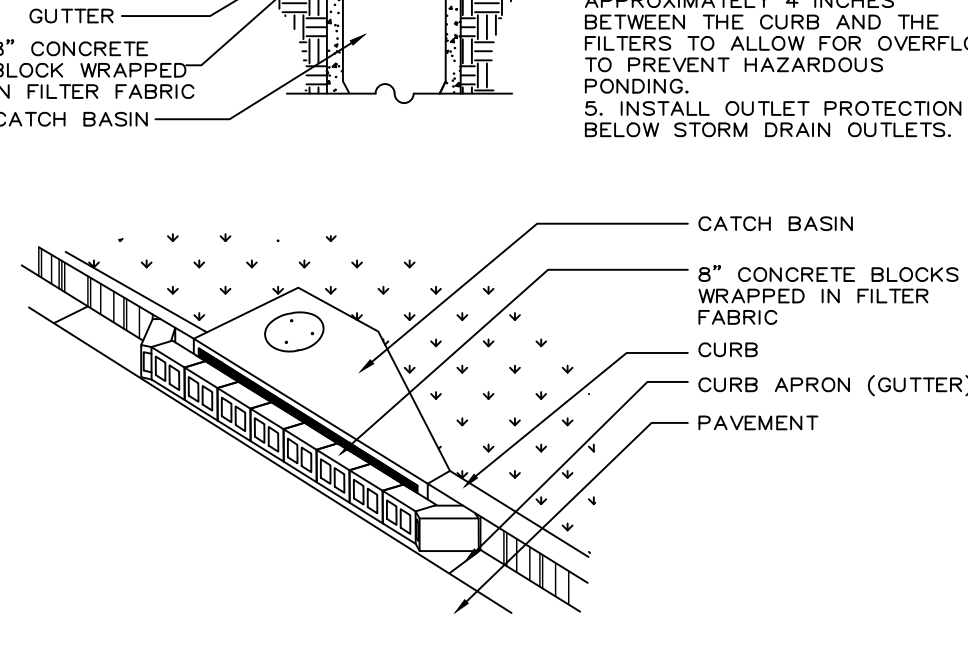
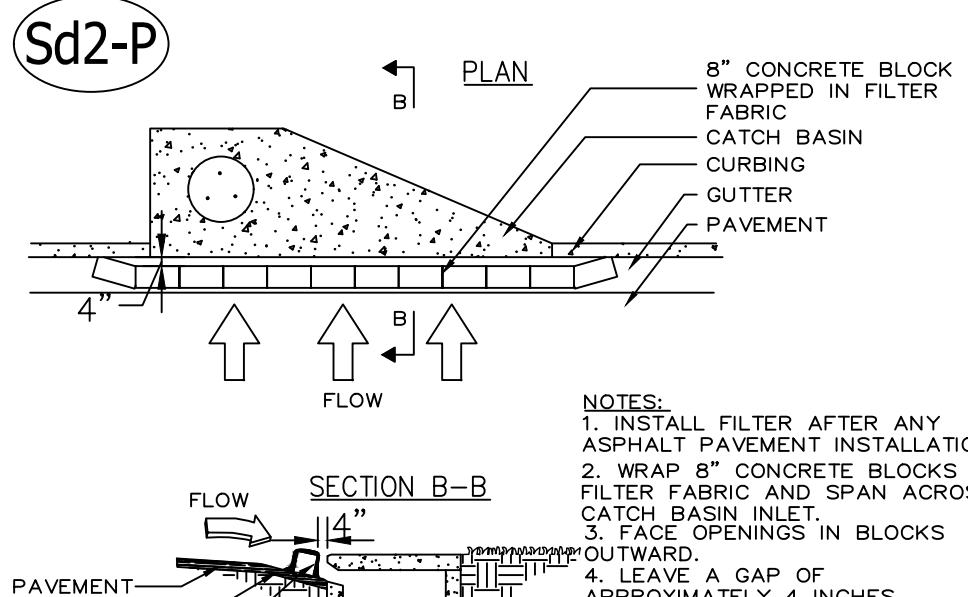
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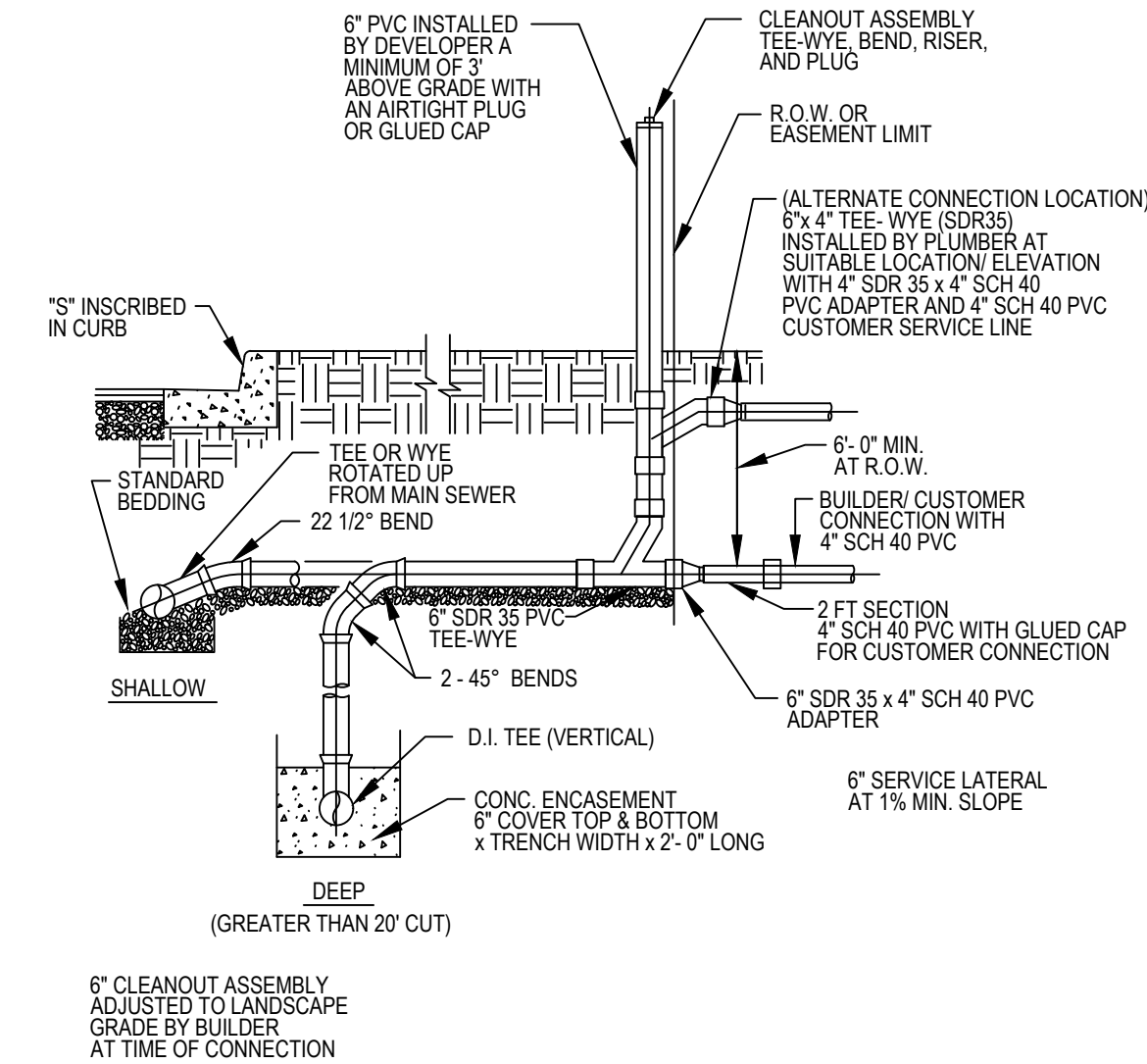
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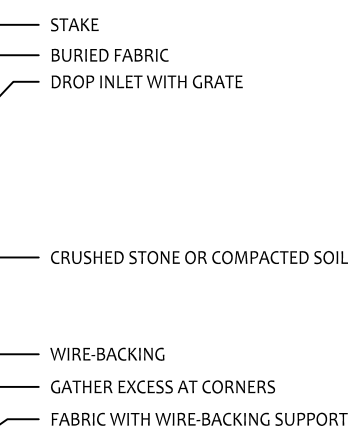
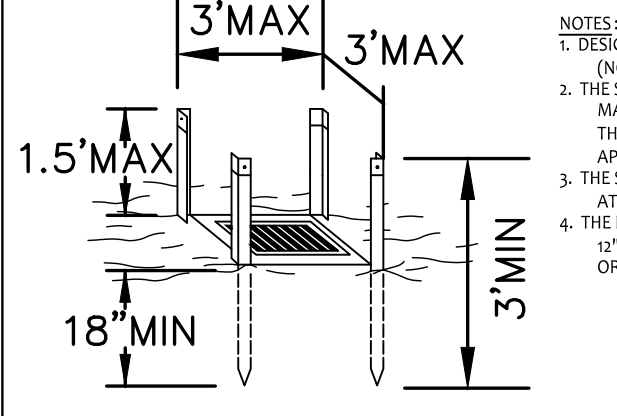
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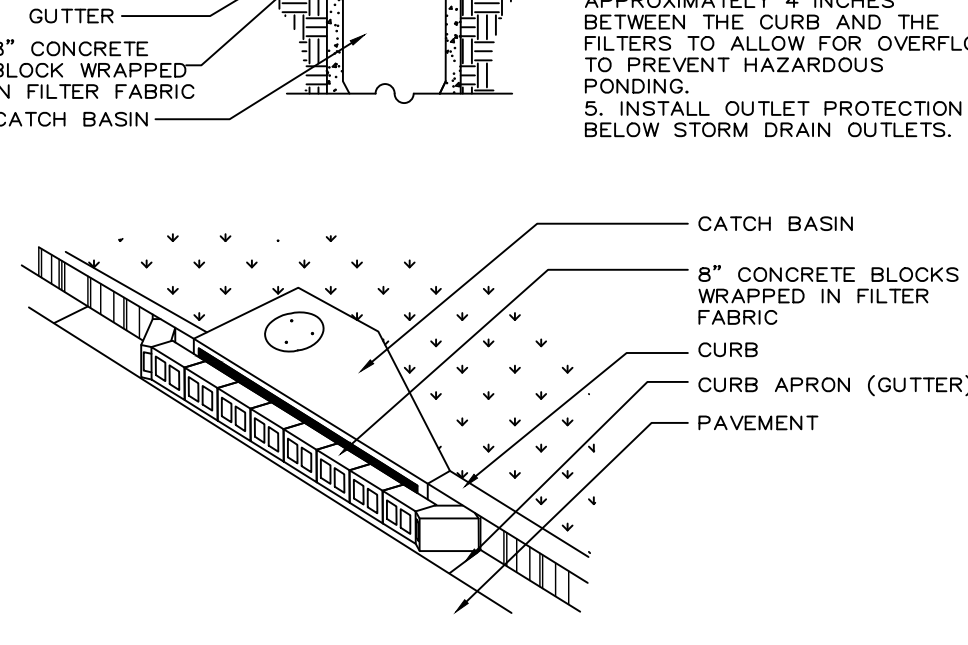
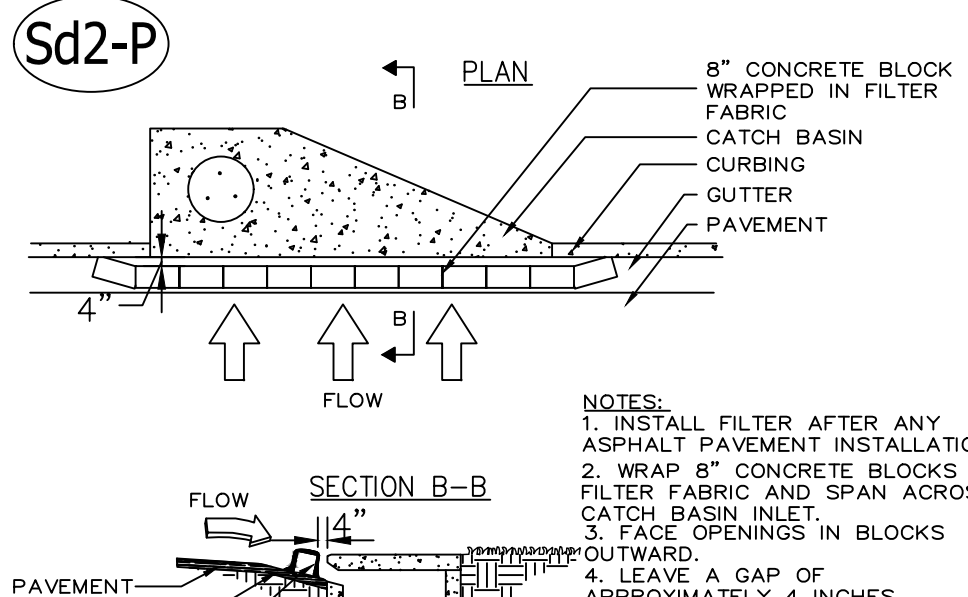
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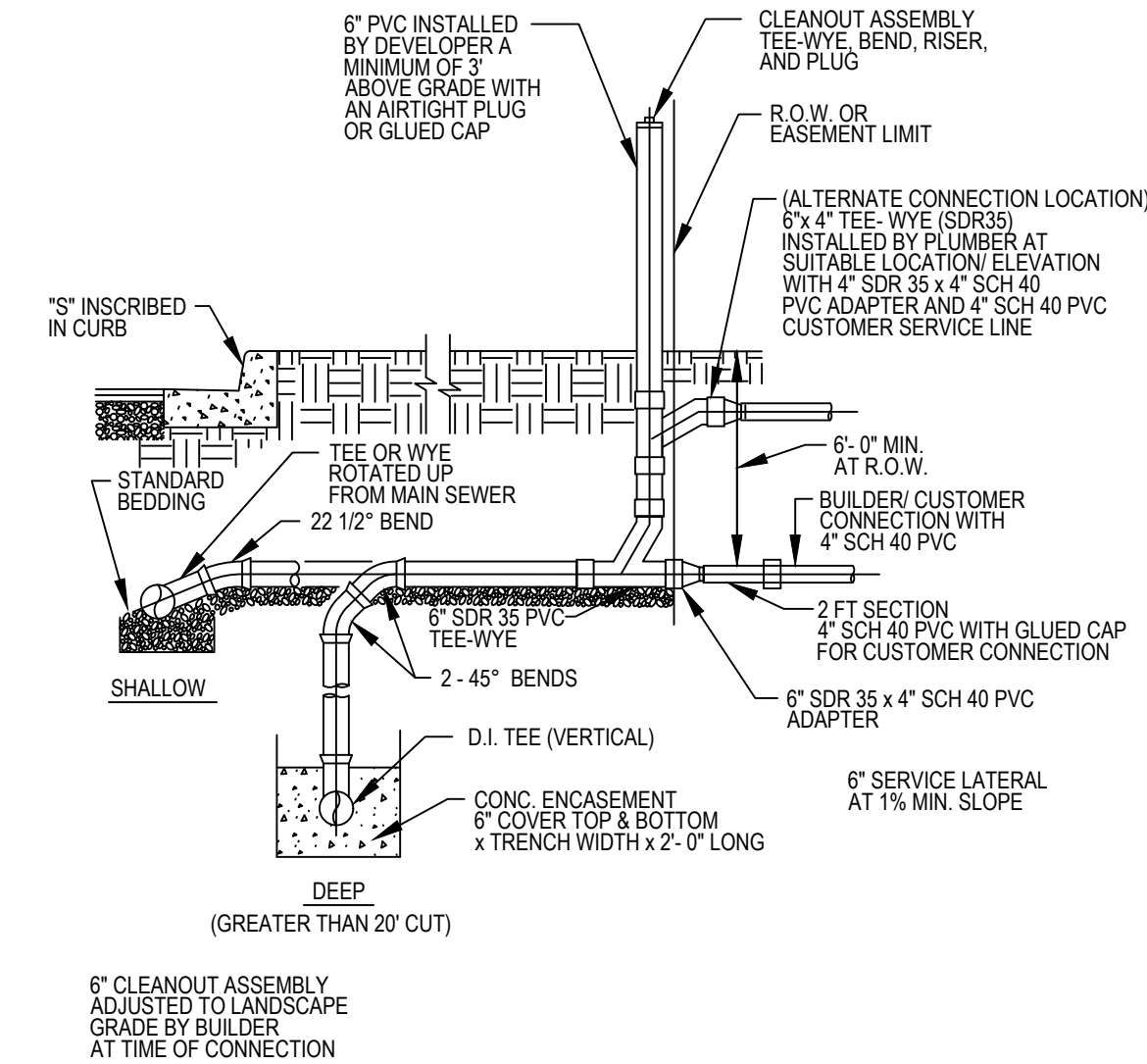
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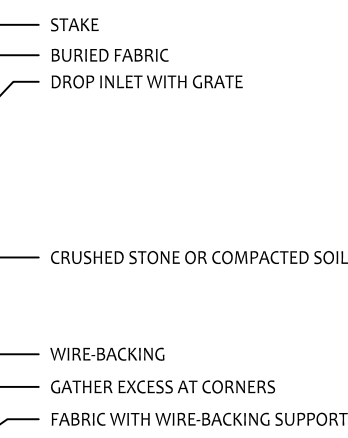
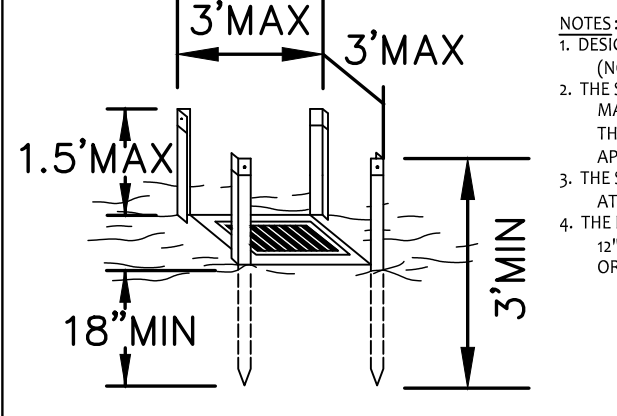
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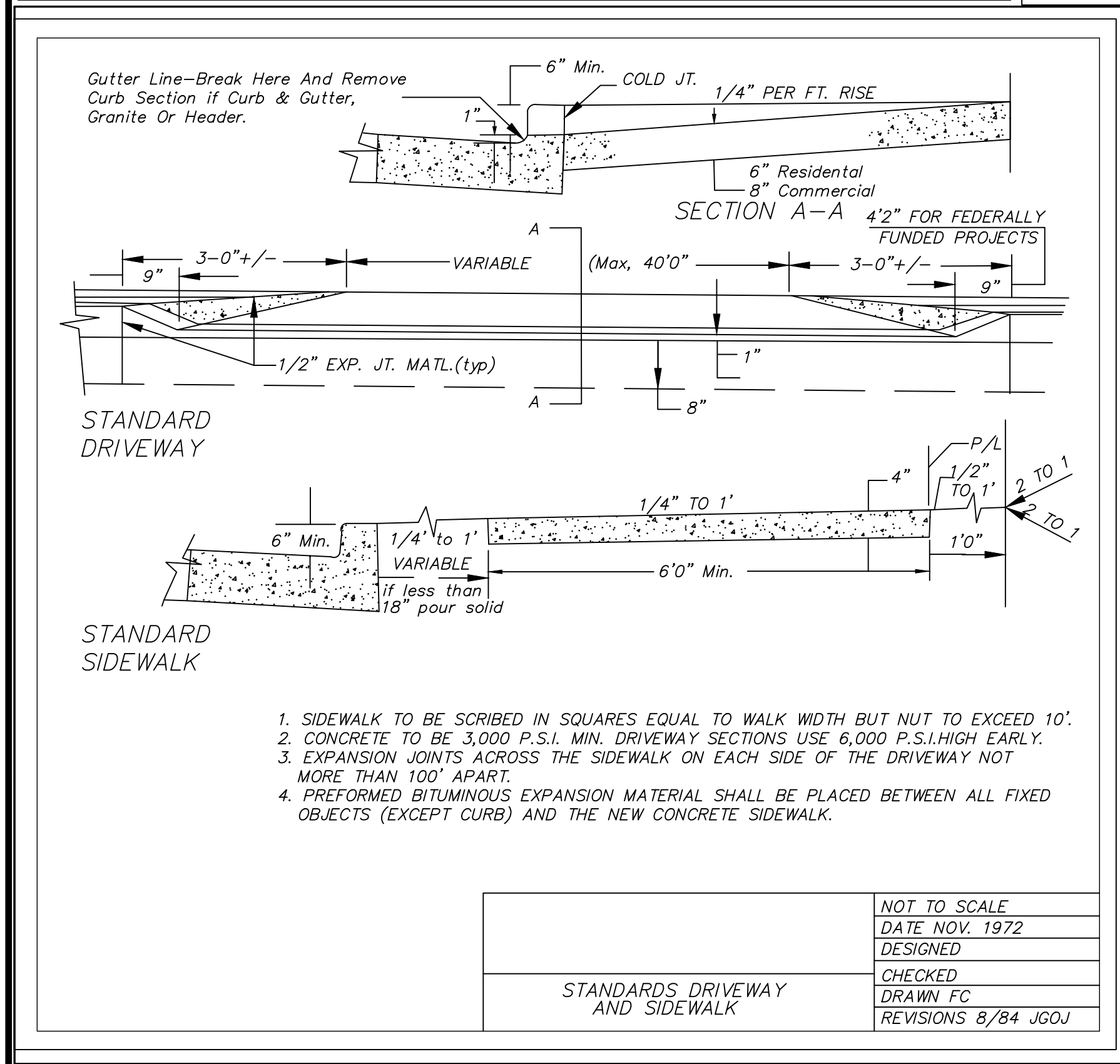
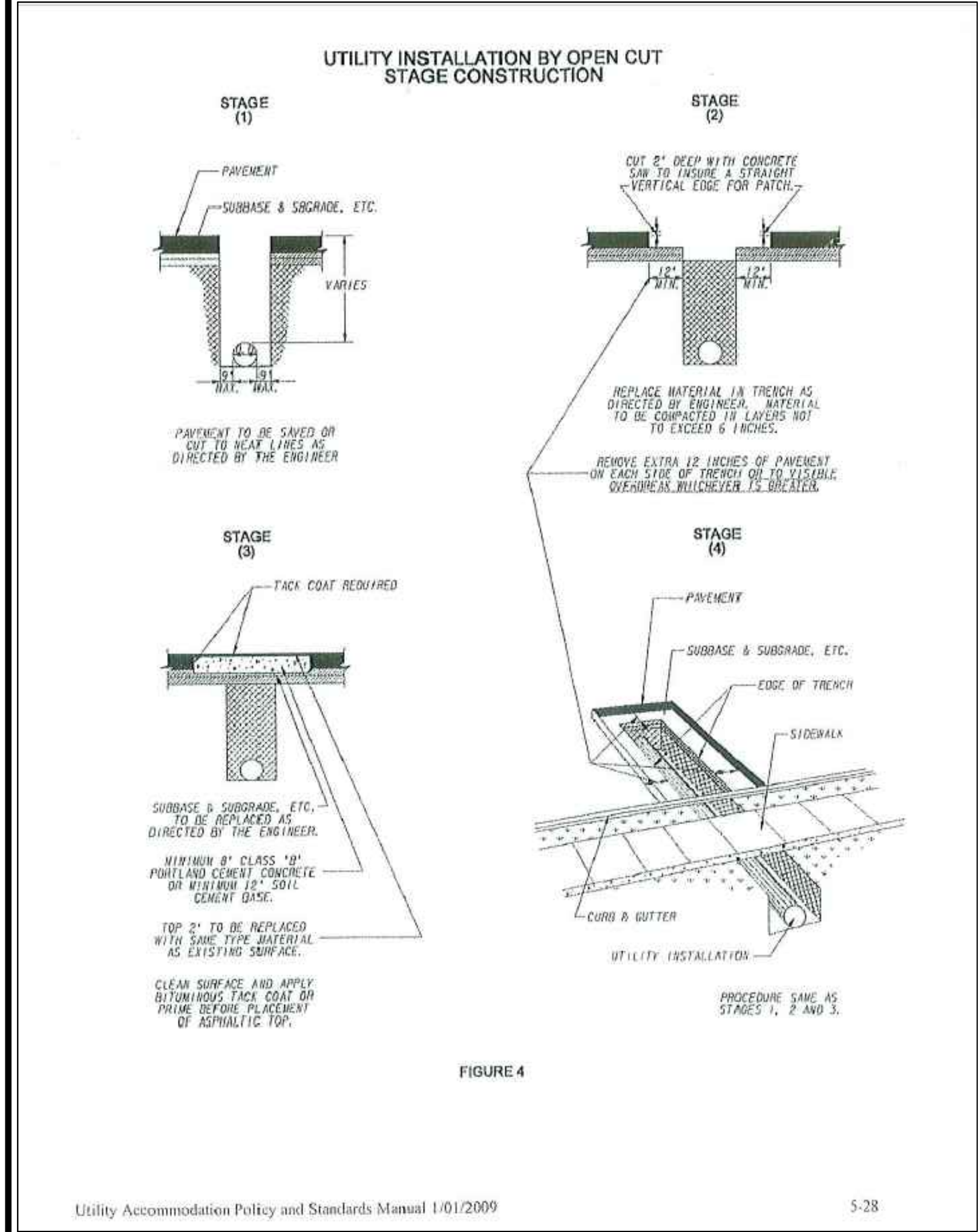
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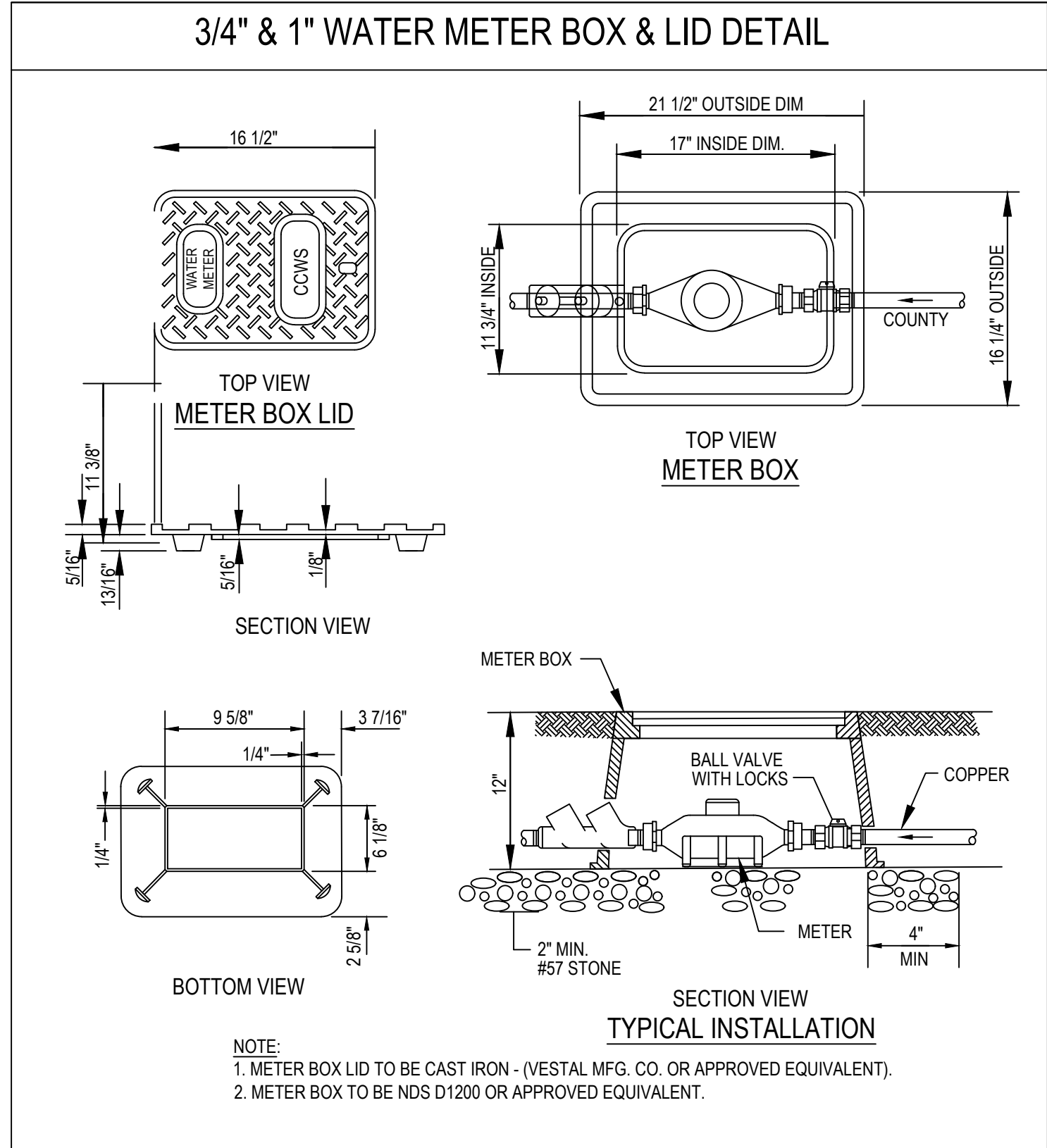
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND SILT FENCE INSTALLATION





VEGETATIVE MEASURES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDING MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)		Ds4	ESTABLISHING PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

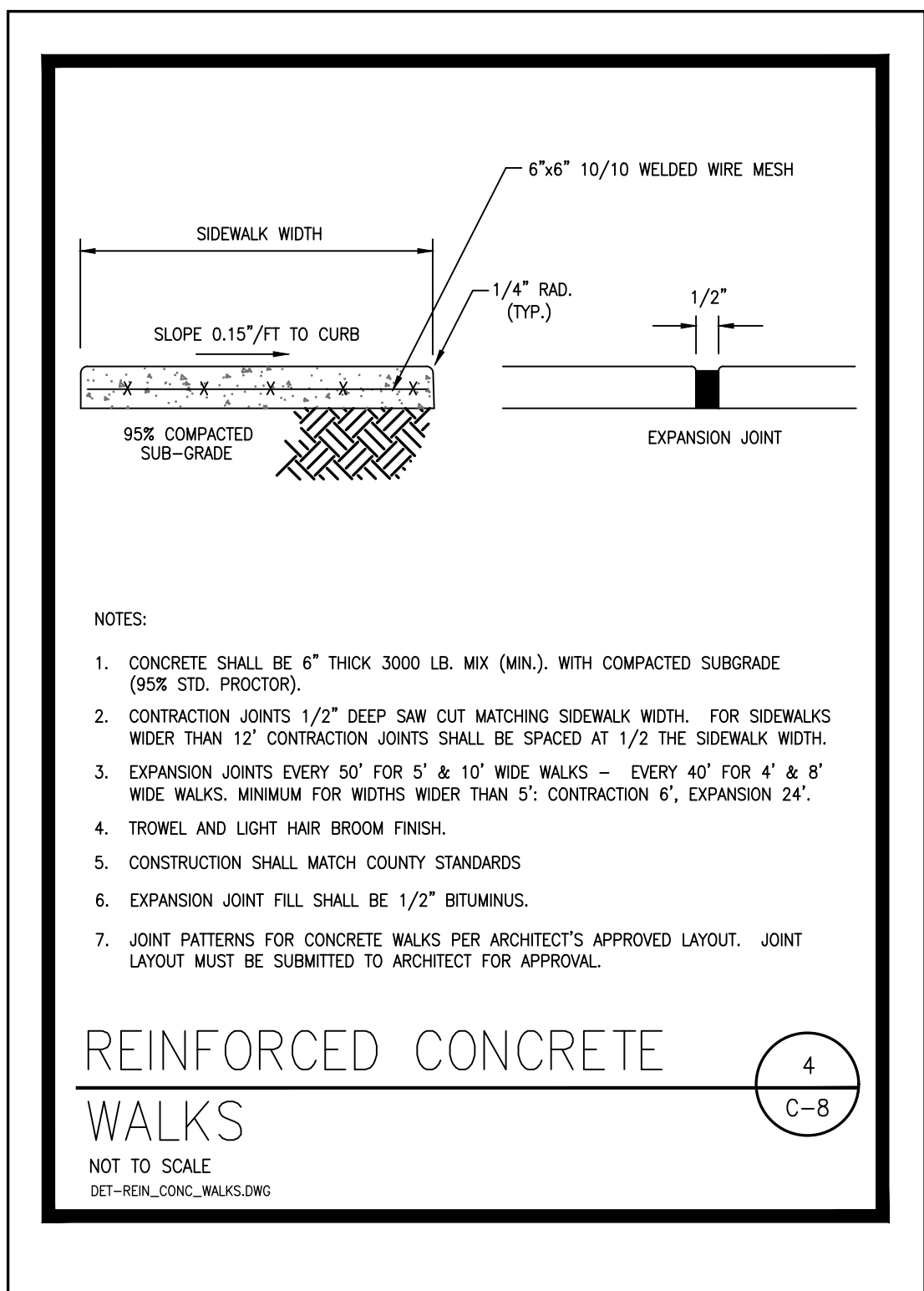
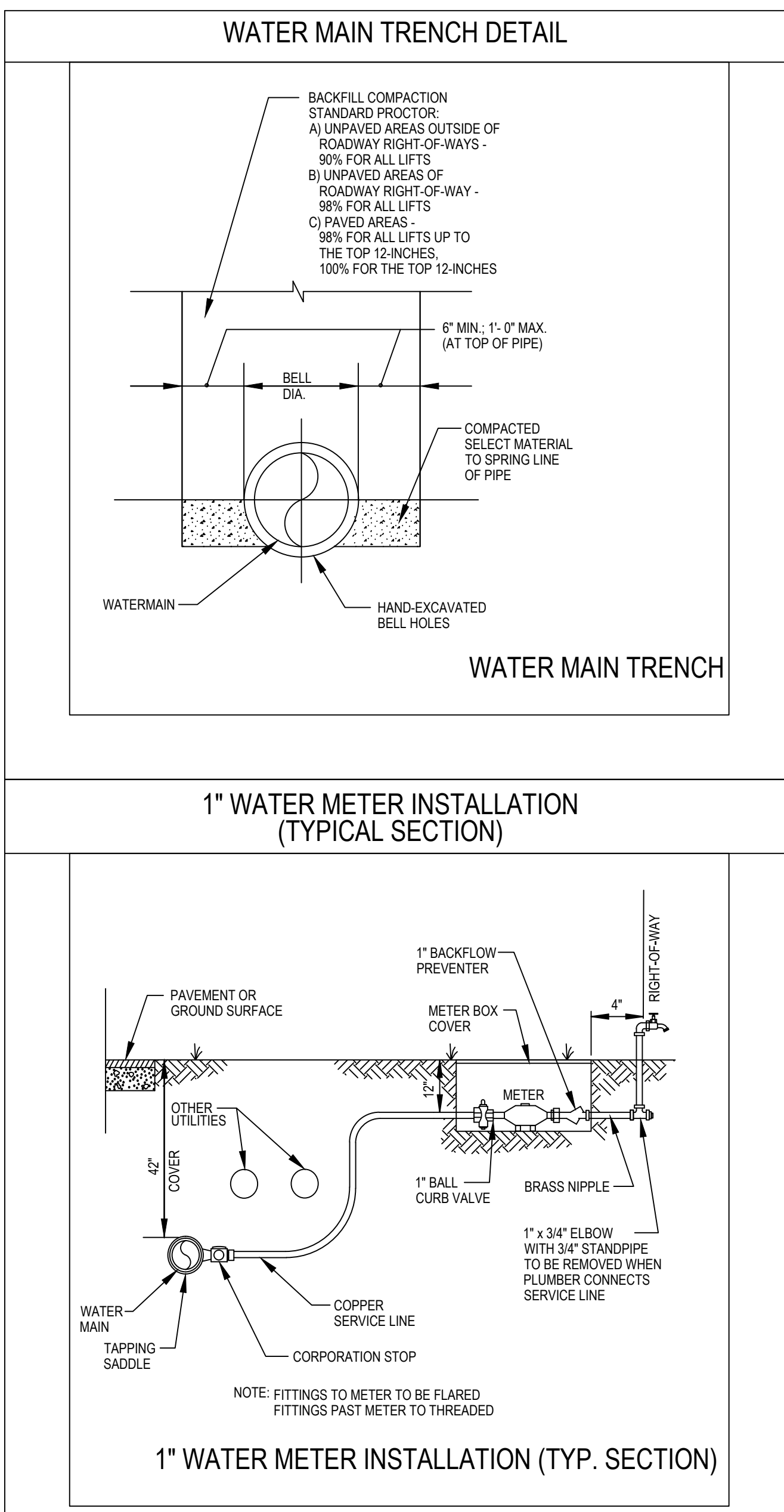
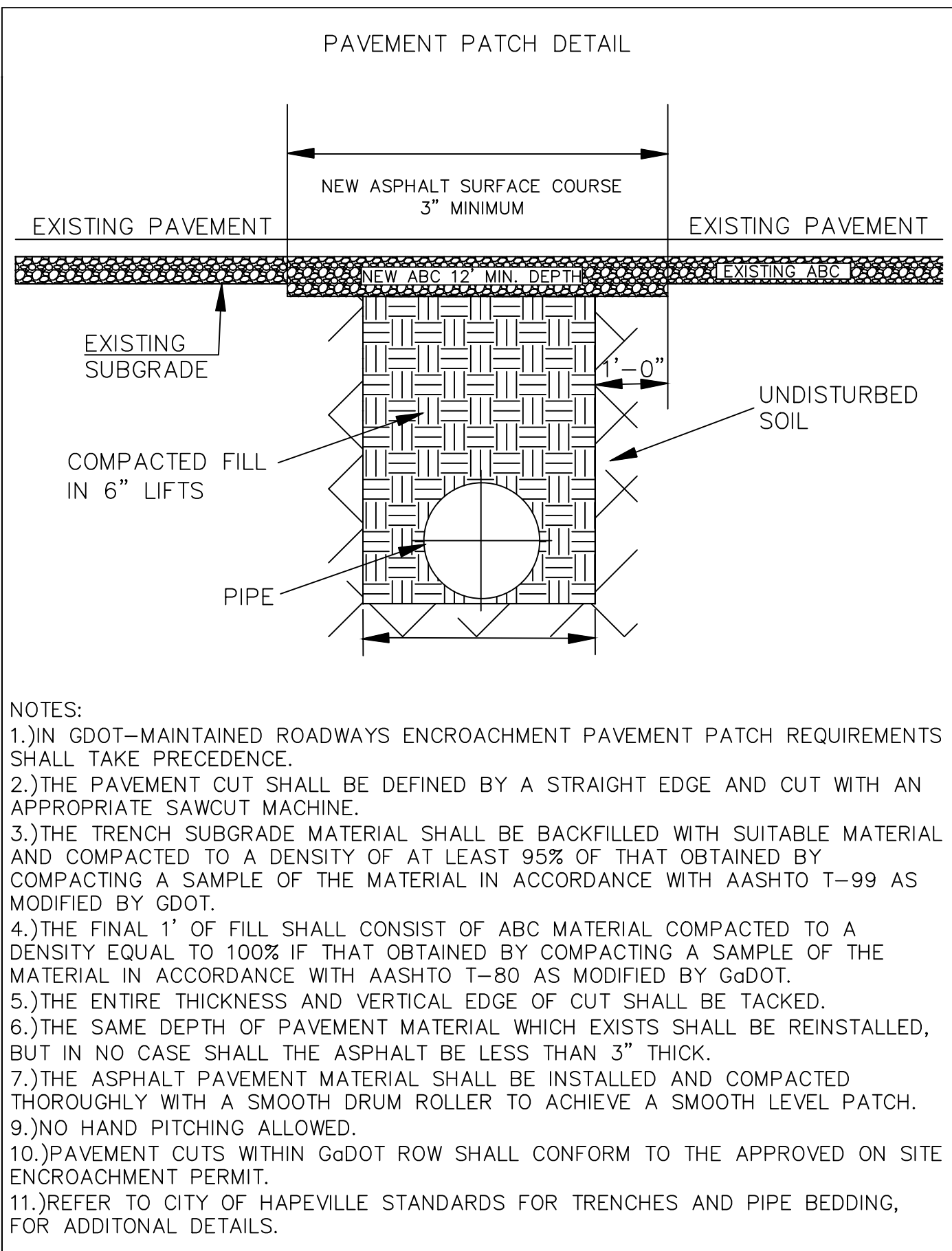


EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

B1 HOME IMPROVEMENT/ BEATRIZ ARROYO

801 NORTH AVENUE
LAND LOT 99
14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF Hapeville
EXISTING ZONING: R-3

TOTAL AREA:
27,793 SQ FT
0.64 ACRES



EMERGENCY 24 HOUR CONTACT:
BEATRIZ ARROYO SOTOMAYER
PHONE: (404)-925-9319
EMAIL: arroyo_betty@hotmail.com

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000068868
ISSUED: 08/18/2018 EXPIRES: 08/18/2021

3595 Canton Road
Suite 312 - 272
Marietta, GA 30066
Ph. (678) 355-9805
Fax (678) 355-9805

FRONTLINE
SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE 05/17/21
SCALE 1" = 40'

SECTION 14th DISTRICT
UNIT PARTS OF 21 & 24 BLOCK
SUBDIVISION NORTH Hapeville

PHASE 156-157
PG 7
DB

EFFECTIVE DATE: 09/18/2013

DATE 05/17/21
SCALE 1" = 40'

SECTION 14th DISTRICT
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PHASE 156-157
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SUBDIVISION NORTH Hapeville

PHASE 156-157
PG 7
DB

EFFECTIVE DATE: 09/18/2013

LEGEND:

IPS IRON PIN SET
IPF IRON PIN FOUND
OT OPEN TOP PIN
CT CRIMP TOP PIN
RB REINFORCING BAR (REBAR)
CL CENTERLINE
R/W RIGHT-OF-WAY
CONC CONCRETE
GP POWER POLE
LP LIGHT POLE
GV GAS VALVE
GM GAS METER
SS SANITARY SEWER
FENCE
PROP PROPOSED
CMF CONC MONUMENT FOUND
SSMH SANITARY SEWER MAN HOLE
MHT MAN HOLE TELEPHONE
DWCB CATCH BASIN
DI DROP INLET
SWCB SINGLE WING CATCH BASIN
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
WM WATER METER
C/O SANITARY SEWER CLEANOUT
LL LAND LOT LINE
HW HEAD WALL
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
SSE SANITARY SEWER EASEMENT
FH FIRE HYDRANT
DE DRAINAGE EASEMENT
PB ELECTRIC POWER BOX
LIMITS OF DISTURBANCE
TREE PROTECTION FENCE

18"POF TREE STRUCTURAL ROOT PLATE
18"POF TREE CRITICAL ROOT STRUCTURE
12"OAK TREE CRITICAL ROOT STRUCTURE IMPACTED
12"OAK PRESERVED TREES
7"JUNP DISTURBED/REMOVED TREES
P-TREE REPLACEMENT/PLANTED TREES

TREE LEGEND:

OAK
POPLAR
PINE
HICKORY
MAPLE
SWEETGUM
NOT IDENTIFIED
DOGWOOD
REPLACEMENT TREE - LARGE
REPLACEMENT TREE - MEDIUM
REPLACEMENT TREE - SMALL

HOLLY
JUNIPER
LUSTERIM
CRAPE MYRTLE
SPRUCE-FUR
BIRCH
TBD-HARDWOOD

Sd1-NS TYPE 'NON-SENSITIVE' SILT FENCE
Sd1-S TYPE 'SENSITIVE' SILT FENCE
Sd1-P INLET SEDIMENT TRAP
Cd-HB CHECK DAM HAY BALE
Co CONSTRUCTION ENTRANCE
LD LIMITS OF DISTURBANCE
LOD LIMITS OF DISTURBANCE
Tr TREE FENCE PROTECTION FENCE
TF TREE FENCE PROTECTION FENCE
980 EXISTING CONTOURS
P-980 PROPOSED CONTOURS
X 983.3 PROPOSED SPOT ELEVATION
X 983.3 HP/HIGH POINT SPLIT DRAINAGE SPOT

CONTOUR LEGEND

B1 HOME IMPROVEMENT/ BEATRIZ ARROYO

801 NORTH AVENUE
LAND LOT 99
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EXISTING ZONING: R-3

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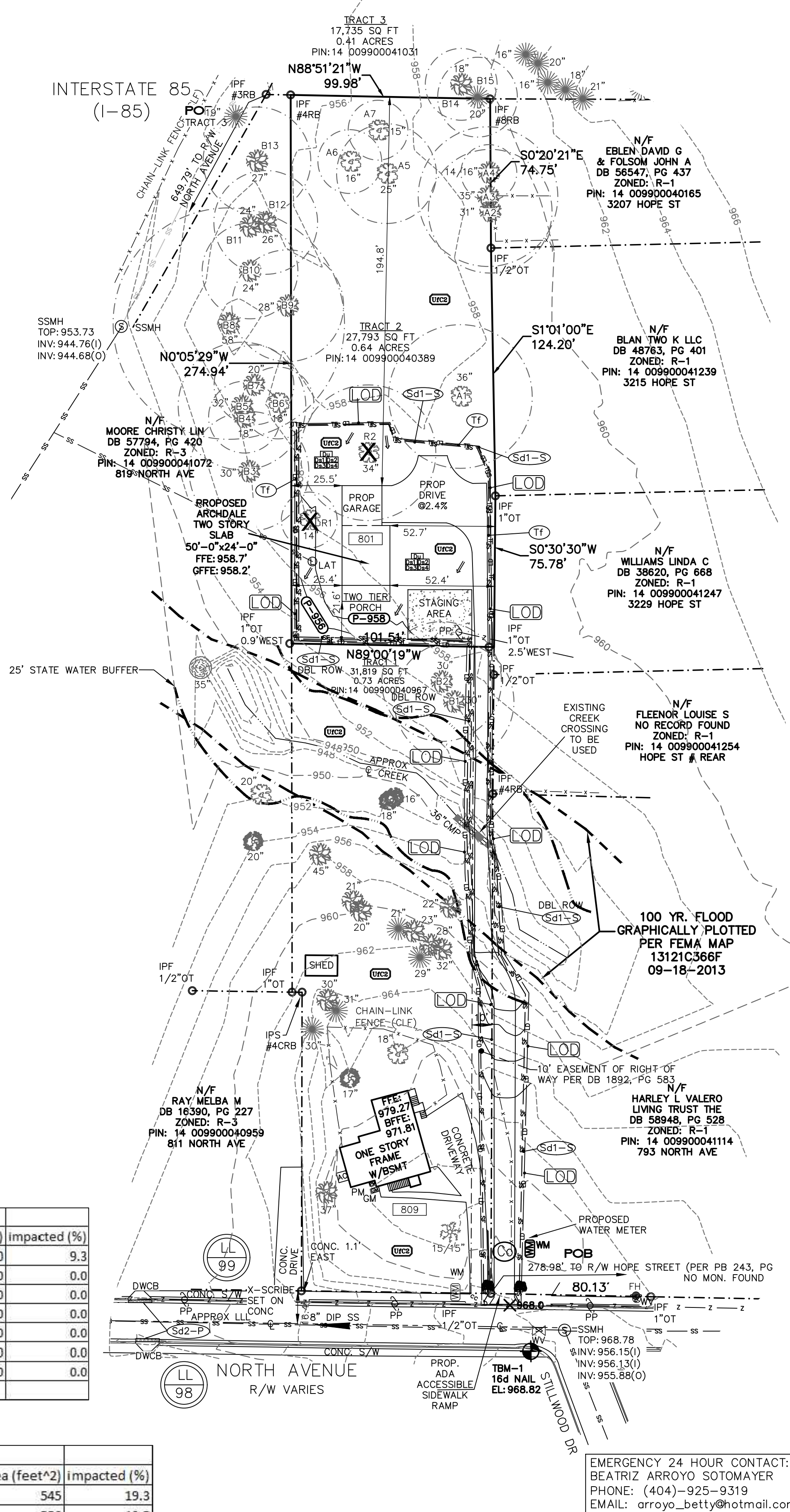
ZONING/SETBACKS:
R-3 ZONING (RESIDENTIAL)
FRONT: 50 FT
SIDE: 10 FT (ADJACENT TO INTERIOR)
20 FT (ADJACENT TO STREET)
REAR: 35 FT
MAX BUILDING HEIGHT: 40 FT
MIN LOT FRONTAGE: 35 FT ADJOINING PAVED STREET

DISTURBED AREA:
0.38 ACRES

NOTE: THIS LOT IS WITHIN 200' OF STATE WATERS

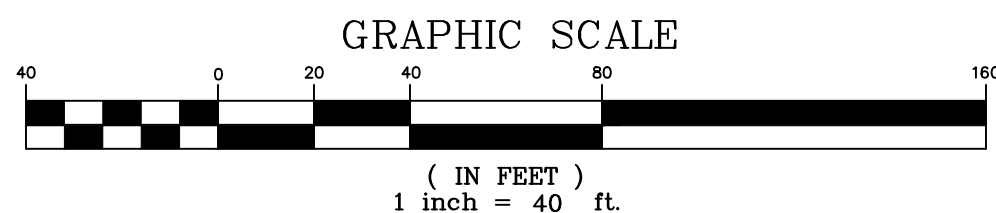
NOTE: BUILDER TO FIELD VERIFY ALL UTILITY CONNECTIONS.
NOTE: BUILDER TO ENSURE MAINTENANCE OF TREES FOR THE FIRST YEAR.

- A. ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE A STRAIGHT, SINGLE LEADER, HEALTHY GOOD FORM.
B. ALL DECIDUOUS TREES(MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, GOOD FORM.
C. ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM
- NOTE: WHEN TEN (10) OR MORE TREES ARE TO BE PLANTED, NO SINGLE GENUS SHALL REPRESENT MORE THAN THIRTY (30) PERCENT OF THE REQUIRED INCHES PER ACRE.
- NOTE: TREES TO BE HAND WATERED. SPIGOT LOCATED AT FRONT AND REAR OF HOUSE.



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IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW!



SHEET 4 OF 4

Tree protection fence

TREE PROTECTION FENCE LOCATION TO BE WITHIN OF CRZ (CRITICAL ROOT ZONE)

CRZ DEFINED AS: MAXIMUM TOTAL TO 1 FOOT PER DIAMETER INCHES AT BREAST HEIGHT

FENCE POSTS 2'-2" METAL POSTS
FENCE MATERIAL TO BE ORANGE PLASTIC SAFETY NETTING OR EQUIVALENT

10' O.C.
FOR ADDED PROTECTION

Provide 2" deep layer of mulch containing mycorrhizae fungi over CRZ
Make clear cuts on roots exposed by grading and backfill immediately
Provide temporary irrigation where practical and feasible

TYPICAL TREE PROTECTION FENCE DETAIL
FIGURE #10
TREE PROTECTION FENCE DETAIL - NTS

STRAPS WIDE, SOFT, FLEXIBLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING SUCH AS WOOD POLYPROPYLENE WEBBING. DO NOT USE ROPE AND WIRE

STAKES 2"x2" WOODEN OR METAL ANCHORS CUT EXACTLY LONG ENOUGH FOR SECURE GRIP IN SUBGRADE. ANGLE STAKES 30 TO 45 DEGREES OFF VERTICAL MINIMUM 3 STAKES AT EQUAL DISTANCES APART

ATTACHMENT HEIGHT ATTACH IN A BRANCH CROTCH APPROXIMATELY 1/3 THE HEIGHT OF THE MAIN STEM OR AT FIRST AVAILABLE BRANCH CROTCH ABOVE THAT POINT

Use anchoring systems only where wind or soil conditions make it necessary. REMOVE AFTER ONE YEAR.

TYPICAL TREE STAKING DETAIL
FIGURE #9
TREE STAKING DETAIL - NTS

TREES TO BE REMOVED

tree tag	tree type	tree size (in)	tree crz (feet)	tree crz area (feet)	crz obstruction (ft^2)	net crz area (feet^2)	impacted area (feet^2)	impacted (%)
R1	HICKORY	14	14	615.73	0	615.73	502	81.5
R2	HICKORY	34	34	3631.57	0	3631.57	2628	72.4
TOTAL DBH REMOVED		48	INCHES					

TREES TO BE SAVED

tree tag	tree type	tree size (in)	tree crz (feet)	tree crz area (feet)	crz obstruction (ft^2)	net crz area (feet^2)	impacted area (feet^2)	impacted (%)
A1	HICKORY	36	36	4071.38	0	4071.38	380	9.3
A2	OAK	31	31	3018.98	0	3018.98	0	0.0
A3	OAK	35	35	3848.34	0	3848.34	0	0.0
A4	OAK	14	14	615.73	0	615.73	0	0.0
A5	HICKORY	25	25	1963.44	0	1963.44	0	0.0
A6	HICKORY	16	16	804.22	0	804.22	0	0.0
A7	HICKORY	15	15	706.84	0	706.84	0	0.0
TOTAL DBH PRESERVED		172	INCHES					

BOUNDARY TREES

tree tag	tree type	tree size (in)	tree crz (feet)	tree crz area (feet)	crz obstruction (ft^2)	net crz area (feet^2)	impacted area (feet^2)	impacted (%)
B1	OAK	30	30	2827.35	0	2827.35	545	19.3
B2	OAK	30	30	2827.35	0	2827.35	550	19.5
B3	OAK	30	30	2827.35	0	2827.35	186	6.6
B4	OAK	18	18	1017.85	0	1017.85	0	0.0
B5	OAK	32	32	3216.90	0	3216.90	23	0.7
B6	HICKORY	18	18	1017.85	0	1017.85	20	2.0
B7	OAK	20	20	1256.60	0	1256.60	0	0.0
B8	OAK	58	58	10568.01	0	10568.01	0	0.0
B9	OAK	28	28	2462.94	0	2462.94	0	0.0
B10	OAK	24	24	1809.50	0	1809.50	0	0.0
B11	OAK	24	24	1809.50	0	1809.50	0	0.0
B12	OAK	26	26	2123.65	0	2123.65	0	0.0
B13	OAK	27	27	2290.15	0	2290.15	0	0.0
B14	OAK	18	18	1017.85	0	1017.85	0	0.0
B15	PINE	20	20	1256.60	0	1256.60	0	0.0

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 25,423 FEET, AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN 112.966 FEET AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN.

NO U.S. MONUMENT WAS FOUND WITHIN 800 FEET OF THIS PROPERTY. OR ENTIRELY WITHIN 800 FEET OF THIS PROPERTY. PERSONS OR ENTITY NAMED HEREON, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR, PERSONS, OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR, SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE DECEIVED.

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FRONTLINE
SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE 05/17/21
SCALE 1" = 40'

SECTION 14th DISTRICT

UNIT

PHASE

1 HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S 15-157 PG 7) IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

DB 156-157 PG 7

MAP ID: 1321C366F EFFECTIVE DATE: 09/18/2013

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

05/17/21

JOB # 71797

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY.
DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY
WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL
STRUCTURAL REQUIREMENTS.

ABBREVIATIONS:

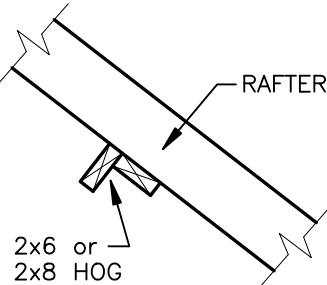
C.J.	CEILING JOIST
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
CONC.	CONCRETE
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DBL.	DOUBLE
DBL. JST.	DOUBLE JOIST
E.W.	EACH WAY
F.J.	FLOOR JOIST
FTG.	FOOTING
HVAC	HEATING/VENTILATION/AIR CONDITIONING
JST.	JOIST
LAM.	LAMINATED
L.V.L.	LAMINATED VENEER LUMBER
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MIL	0.001 INCH
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
P.G.	PULL CORD
P.T.	PRESSURE TREATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
R/A	RETURN AIR
REQ'D.	REQUIRED
REINF.	REINFORCING
ROOM	ROOM
R.O.	ROUGH OPENING
S.F.	SQUARE FEET
S.Y.P.	SOUTHERN YELLOW PINE
SHWR.	SHOWER
T&G	TONGUE AND GROOVE
W.H.	WATER HEATER
WWM	WELDED WIRE MESH

FLOOR JOISTS – ALLOWABLE SPANS				
JOIST SPACING	#2 Southern Yellow Pine			
	JOIST SIZE			
	LIVE LOAD=40 psf DEAD LOAD=20 psf	2x8	2x10	2x12
	12" O.C.	14'-2"	16'-11"	19'-10"
	16" O.C.	12'-4"	14'-8"	17'-2"

CEILING JOISTS – ALLOWABLE SPANS				
JOIST SPACING	#2 Southern Yellow Pine			
	JOIST SIZE			
	LIVE LOAD=20 psf DEAD LOAD=10 psf	2x6	2x8	2x10
	12" O.C.	15'-6"	20'-1"	23'-11"
	16" O.C.	13'-6"	17'-5"	20'-9"

RAFTERS – ALLOWABLE SPANS					
RAFTER SPACING	#2 Southern Yellow Pine				
	RAFTER SIZE				
	LIVE LOAD=30 psf DEAD LOAD=20 psf	2x6	2x8	2x10	2x12
	12" O.C.	12'-11"	16'-8"	19'-11"	23'-4"
	16" O.C.	11'-2"	14'-5"	17'-3"	20'-2"

ROOF BRACING DETAIL



GENERAL NOTES:

- THESE PLANS ARE DESIGNED TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND DESIGNED FOR CONDITIONS IN INLAND SOUTH CAROLINA AND THE SOUTH-EASTERN UNITED STATES. CODE REQUIREMENTS AND SPECIFIC BUILDING DEPARTMENT REQUIREMENTS VARY FROM AREA TO AREA, THEREFORE IT IS IMPOSSIBLE TO WARRANT COMPLIANCE TO REGULATIONS IN ANY SPECIFIC AREA. YOU SHOULD CONSULT WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE SUITABILITY OF THESE PLANS TO YOUR SPECIFIC SITE AND APPLICATION. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER TO ADAPT THESE PLANS TO LOCAL REQUIREMENTS. MIXSON GRAPHICS PLANS DO NOT CARRY AN ARCHITECTS OR ENGINEERS SEAL.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO MIXSON GRAPHICS FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
- SQUARE FOOTAGES ARE FOR HEATED FLOOR AREA. STAIRS ARE ONLY COUNTED WITH THE FIRST FLOOR. PROJECTIONS FOR FIREPLACES ARE NOT INCLUDED.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- DIMENSIONS ARE MEASURED FROM FACE OF STUD. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. PLEASE CONTACT US IF ERRORS ARE FOUND.
- HVAC SYSTEM TO BE DESIGNED ACCORDING TO LOCAL LOCAL CLIMATE CONDITIONS.

FOUNDATION NOTES:

- ALL EXTERIOR WALL FOOTINGS ARE 8" x 20" UNLESS OTHERWISE NOTED.
- ALL INTERIOR PIERS ARE 8" x 16" C.M.U. CAPPED WITH 4" SOLID MASONRY ON 1-STORY STRUCTURES or 8" SOLID MASONRY ON 2-STORY STRUCTURES UP TO 32" HIGH. ALL PIERS OVER 32" HIGH MUST BE FILLED SOLID WITH MORTAR.
- CONCRETE SHALL BE 3,000 PSI @ 28 DAY STRENGTH UNLESS OTHERWISE NOTED.
- ALL REBAR SPLICES SHALL BE 24" MINIMUM UNLESS OTHERWISE NOTED.
- TERMITE PROTECTION SOIL TREATMENT BY BUILDER UNLESS OTHERWISE NOTED.
- CHIMNEY FOOTING SHALL BE 12" LARGER THAN FOOTPRINT AND 12" THICK UNLESS OTHERWISE NOTED.
- METAL ANCHOR STRAPS MAY BE USED IN PLACE OF ANCHOR BOLTS AND MUST BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL FOOTINGS SHALL BE ON FIRM UNDISTURBED SOIL OF NO LESS THAN 3000 psf AND 12" BELOW FROST LINE. EXACT SIZE AND REINFORCING MUST BE DETERMINED BY LOCAL SOIL CONDITIONS. VERIFY DESIGN WITH LOCAL BUILDING OFFICIALS OR LOCAL ENGINEER.
- IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
- BRICK BONDING 16" O.C. VERTICALLY

FRAMING NOTES

- ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.
- PROVIDE DOUBLE JOISTS BELOW ALL PARTITIONS PARALLEL TO JOIST DIRECTION.
- ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
- PROVIDE PURLINS AT MID-HEIGHT OF ALL WALLS.
- ALL HEADERS SHALL BE (2)-2x10's WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
- PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
- ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION – APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
- ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
- PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
- PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
- HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
- ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
- WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
- ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
- ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- MINIMUM INSULATION REQUIREMENTS:
EXTERIOR WALLS:_____R-15
ATTIC CEILING and VAULTS:_____R-30
CRAWL SPACE FLOORS:_____R-19
SLAB EDGE UNDERSIDE:_____1" x 24" MIN. CONT.

EXTERIOR ELEVATION NOTES:

- AN ASSUMED GRADE IS SHOWN. THE ACTUAL FINISHED WILL VARY. THE LOT SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHOULD BE A MINIMUM 6 INCHES WITHIN THE FIRST 10 FEET AWAY FROM THE FOUNDATION WALLS.
- ALL PORCHES, BALCONIES, PATIOS, DECKS, OR ANY OTHER RAISED FLOOR SURFACES 30 INCHES OR MORE ABOVE FINISHED GRADE ARE REQUIRED TO HAVE GUARDRAILS/HANDRAILS.
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE PROVIDED IN THE FOLLOWING AREAS: TOPS AND SIDES OF ALL EXTERIOR WINDOWS AND DOORS, THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS, UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS, CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, AT WALL AND ROOF INTERSECTIONS.

801 North Avenue
Hapeville, Georgia 30354

PLAN SCHEDULE

- CO COVER SHEET
A1 FOUNDATION PLAN
A2 FLOOR PLANS
A3 ELEVATIONS
A4 ELECTRICAL PLANS
A5 ROOF PLAN/DETAILS

SUMMARY OF CHANGES

- | | |
|---|--------|
| 1. CHANGED ROOF PITCH TO 6/12 | A3, A5 |
| 2. CHANGED ROOF OVER GARAGE AND REAR ENTRY TO SHED ROOF. | A3, A5 |
| 3. ADDED 4'0x1'0 WINDOW IN DINING ROOM. | A2, A3 |
| 4. DELETED 4'0x1'0 WINDOW IN LIVING ROOM. | A2, A3 |
| 5. CHANGED WATER CLOSET WINDOW TO 2'0x4'0 | A2, A3 |
| 6. ADDED 2'0x2'0 WINDOW IN MASTER CLOSET. | A3 |
| 7. ENLARGED BRACKET ON SIDES OF GARAGE DOOR TO 24" | A3 |
| 8. ALL WINDOWS 3/1 or 2/1 EXCEPT TRANSOMS, 4'0x1'0 AND MASTER BEDROOM DOOR. | A3 |
| 9. STAIRWELL WINDOW DIVIDED LIGHT ON UPPER SASH ONLY. | A3 |

DETAILS

- 30-YEAR ARCHITECTURAL SHINGLE.
- 5" ALUMINUM GUTTER w/ROUND DOWNSPOUTS.
- WINDOW TRIM – WRAP 4 SIDES w/1X4 P.T. WOOD.
- DECKING IS P.T. w/STAIN.
- SILL IS STUCCO
- NO GBG WINDOWS
- ENCLOSE AREA BELOW PORCH, STUCCO FINISH.

General Notes

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To the best of his knowledge, the designer has prepared these plans in accordance with the applicable building codes and standards in effect at the time. Although every reasonable effort has been made to ensure the accuracy of the drawings, the designer assumes no responsibility for errors or omissions. The designer will not be liable for human error after construction begins.

COVER SHEET - PLAN 1790-C
LEFT-HAND GARAGE

1/4" = 1'-0"

Date

Revision/Issue

No.

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Project Name and Address
Plan 1790-C
The Archdale "C"
w/Porch

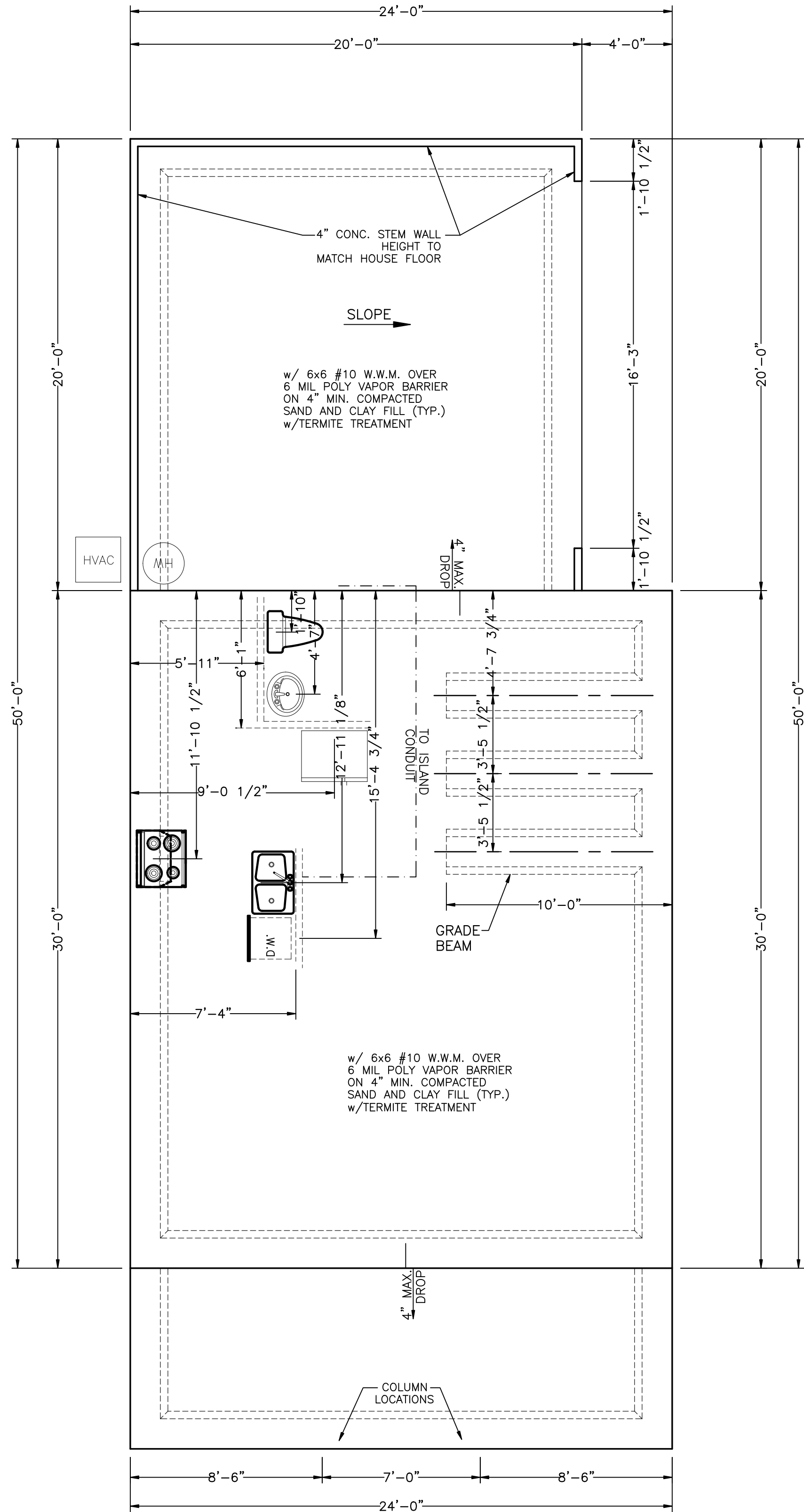
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Sheet
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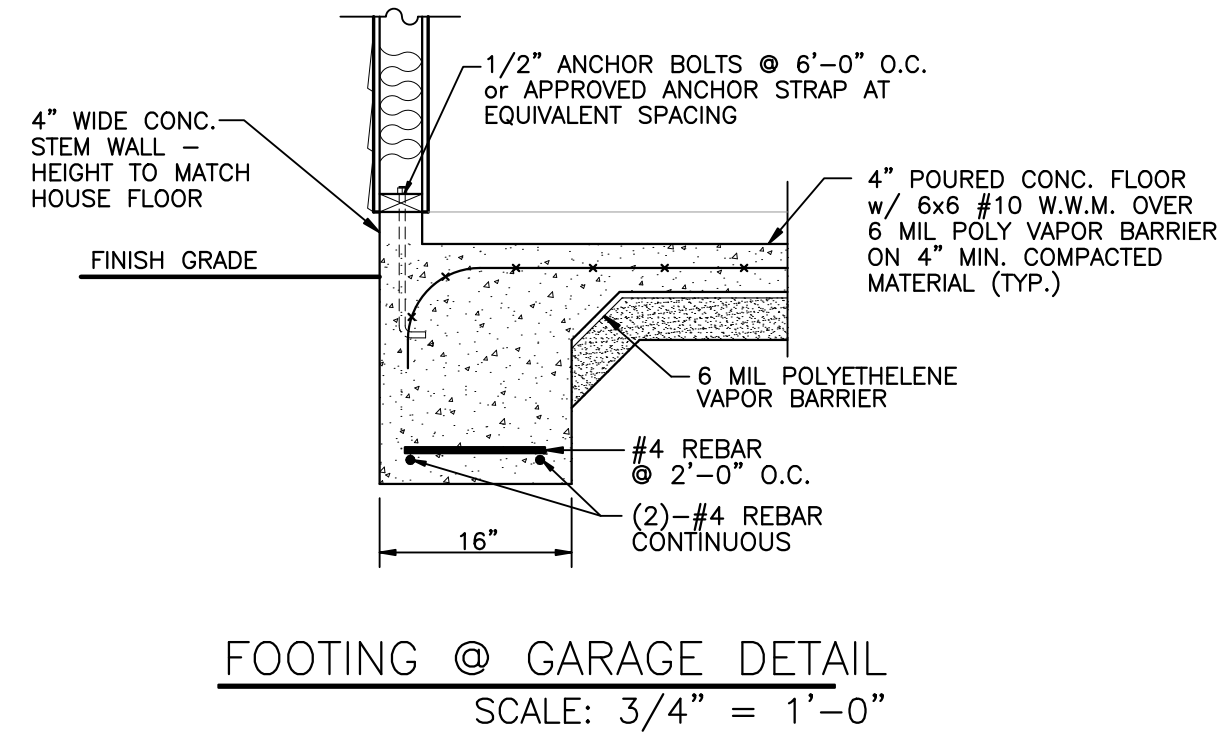
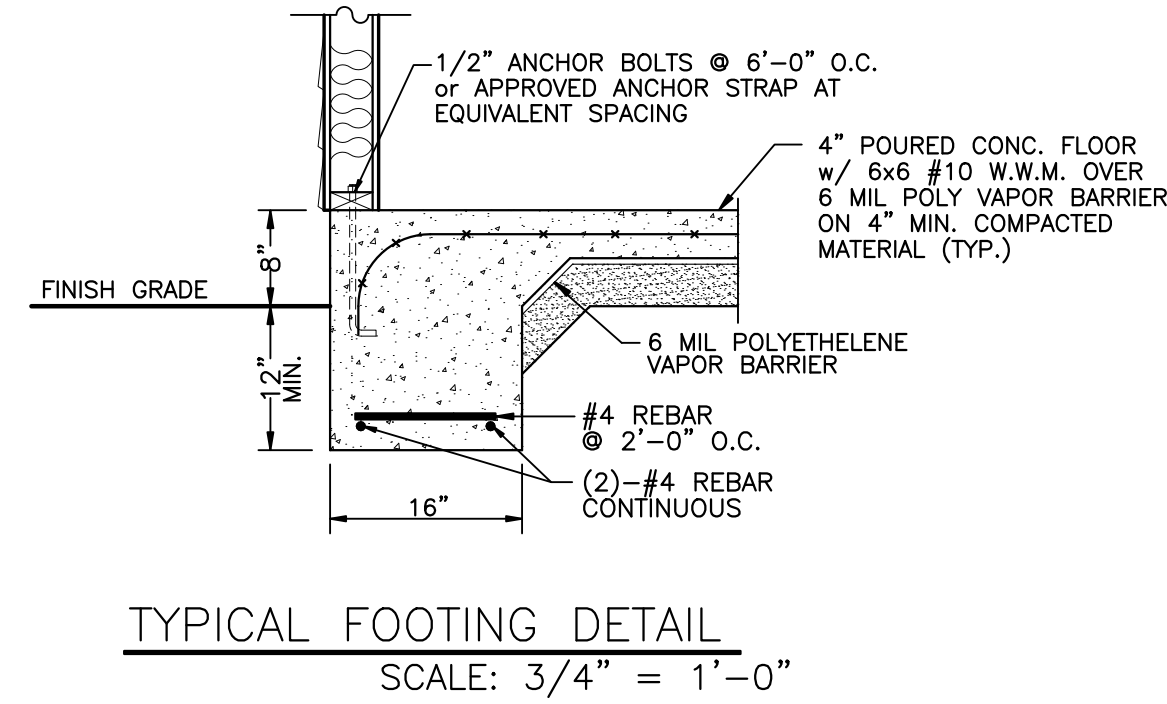
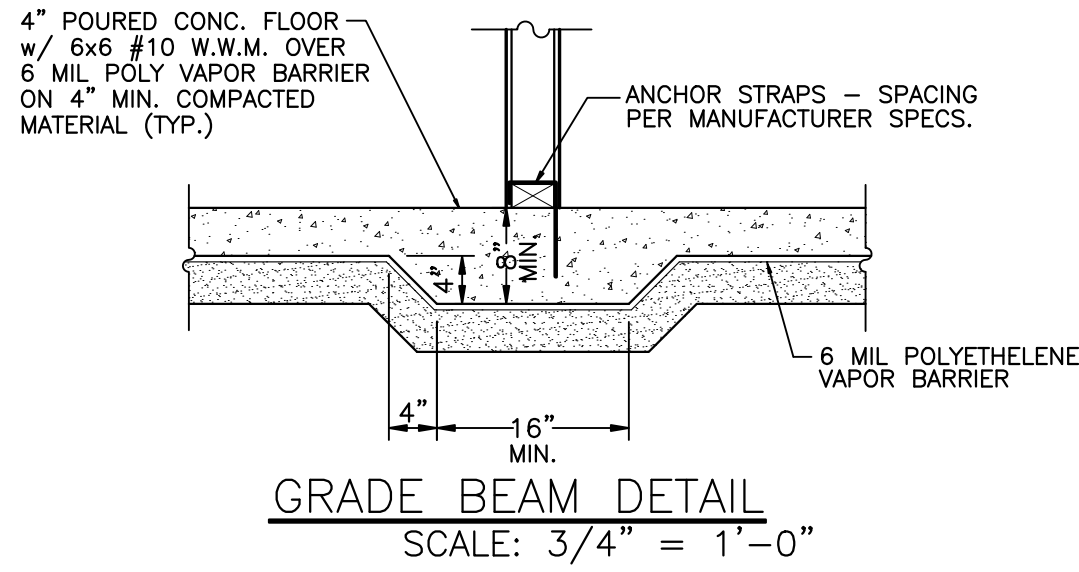
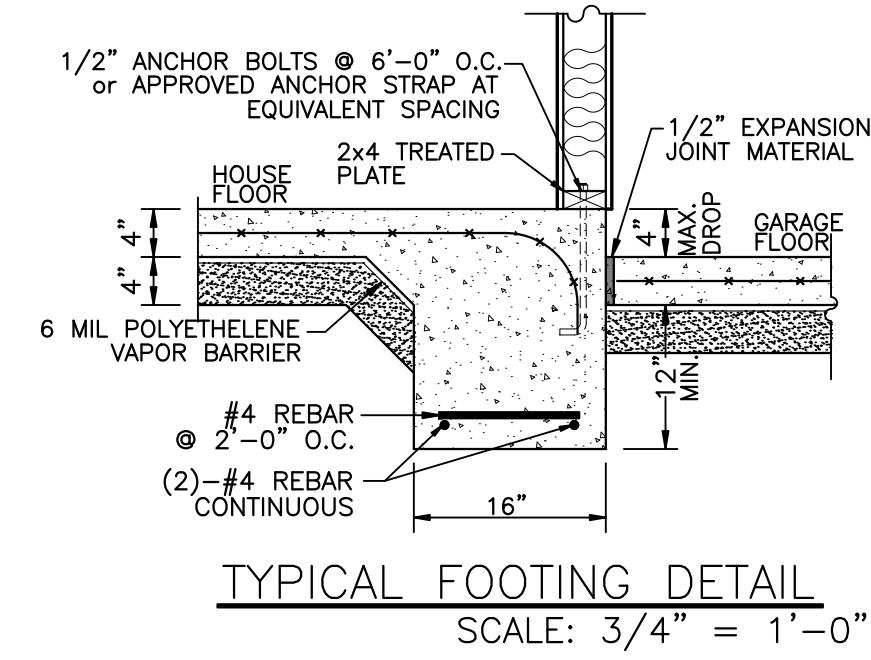
Project
Plan 1790-C
The Archdale "C"

Date
7/18

Scale
1/4" = 1'-0"



FOUNDATION PLAN "C"
LEFT-HAND GARAGE
1/4" = 1'-0"



General Notes

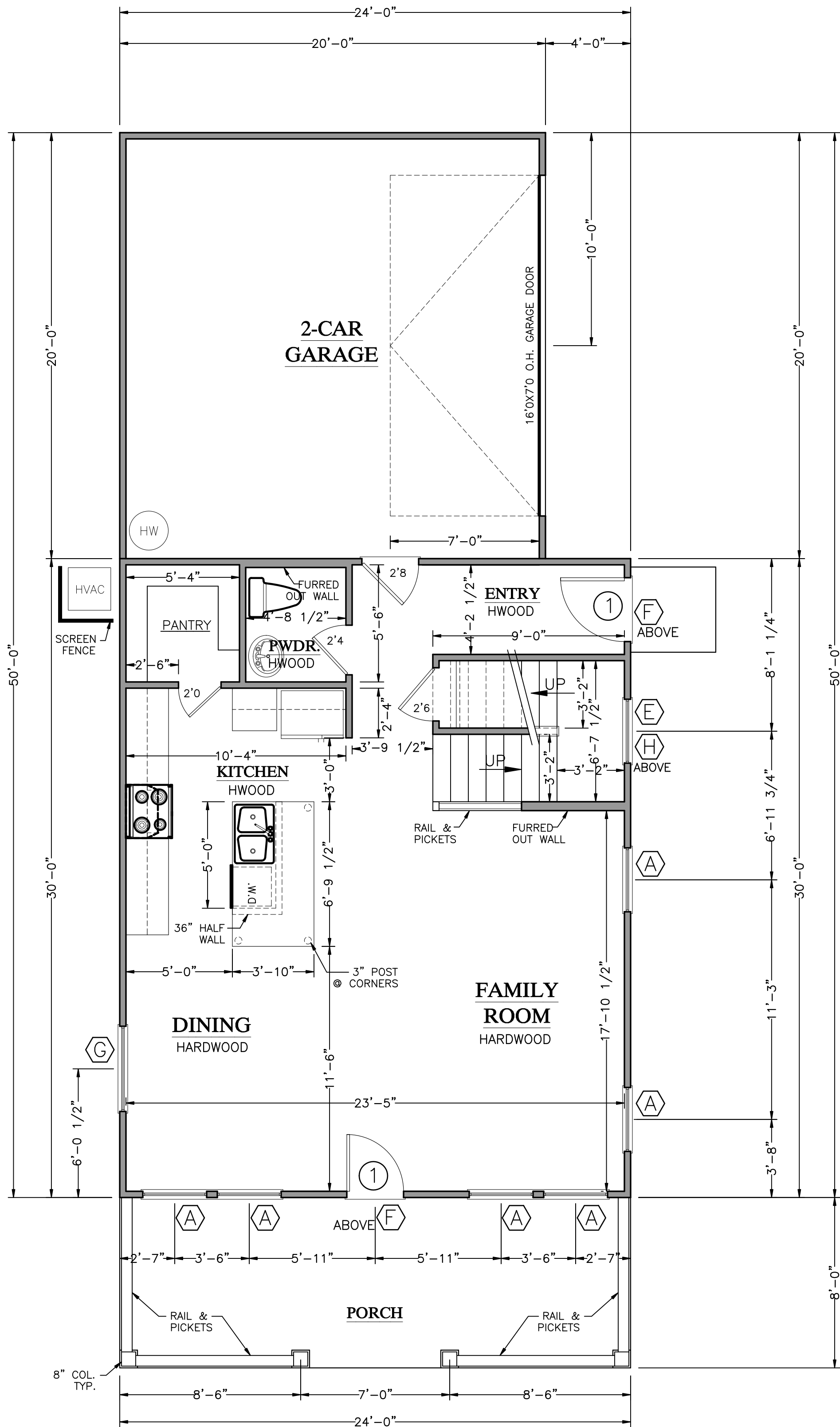
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FOUNDATION PLAN - PLAN 1790-C
LEFT-HAND GARAGE
1/4" = 1'-0"

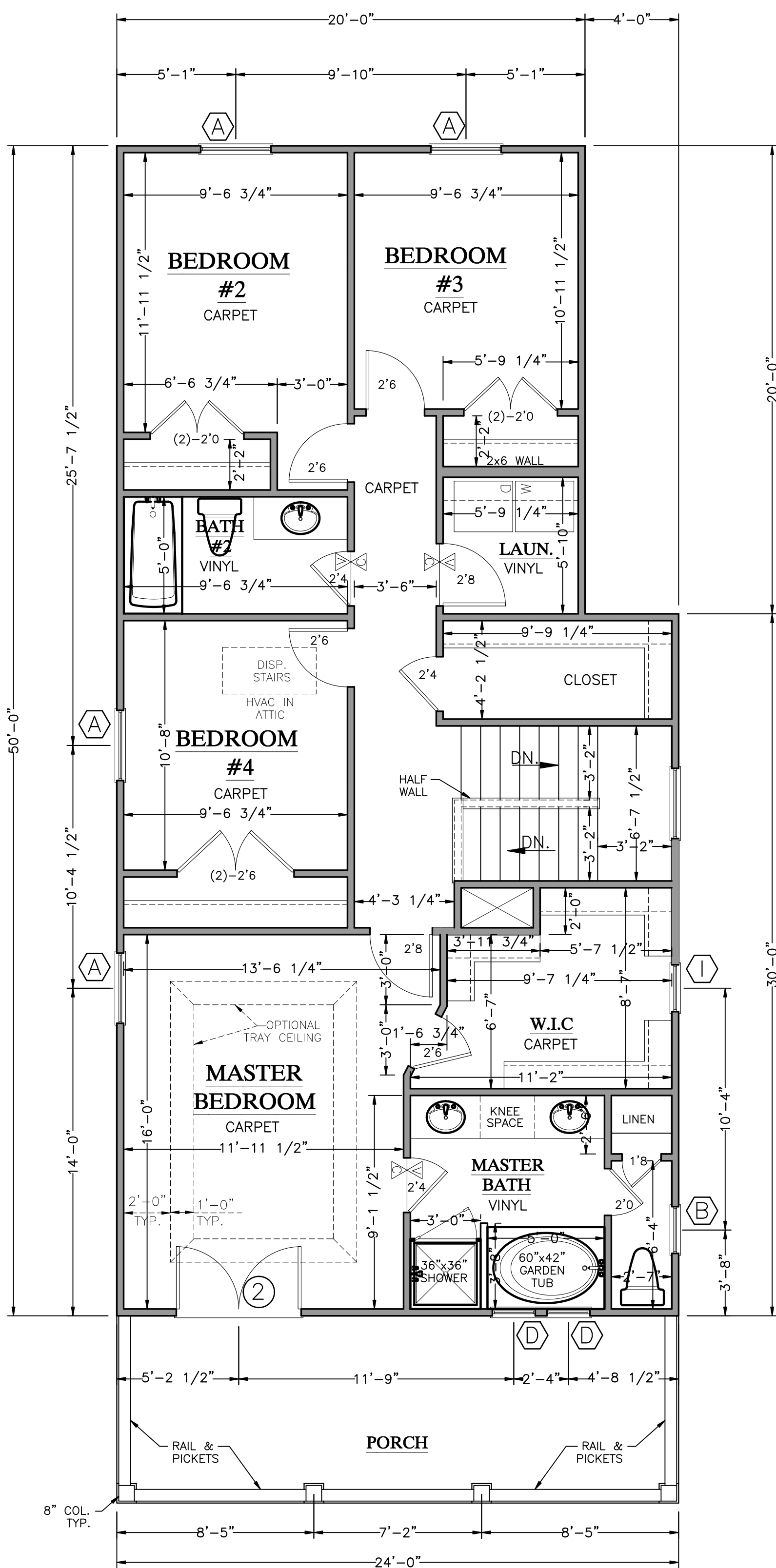
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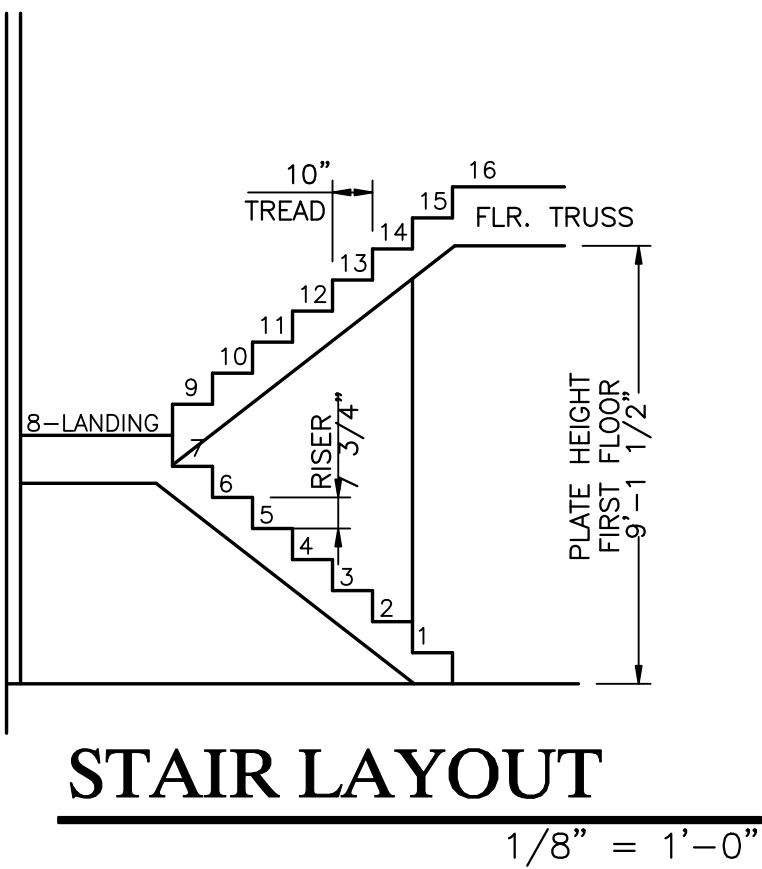
Sheet
A1
Project
Plan 1790-C
The Archdale "C"
Date
7/18
Scale
1/4" = 1'-0"



FIRST FLOOR PLAN
LEFT-HAND GARAGE 1/4" = 1'-0"



SECOND FLOOR PLAN
LEFT-HAND GARAGE 1/4" = 1'-0"



SQUARE FOOTAGE SUMMARY:	
FIRST FLOOR:	720 Sq. Ft.
SECOND FLOOR:	1058 Sq. Ft.
TOTAL HEATED:	1778 Sq. Ft.
GARAGE:	400 Sq. Ft.

WINDOW SCHEDULE			
WINDOW	SIZE	FRAME TYPE	REMARKS
A	3'0x5'0	VINYL	
B	2'0x4'0	VINYL	
C	OMIT		
D	1'8x4'0	VINYL	FIXED, TEMPERED, OBSCURED
E	3'0x6'0	VINYL	TEMPERED
F	3'0x1'0 TRANSOM	VINYL	FIXED
G	4'0x1'0 TRANSOM	VINYL	FIXED
H	3'0x3'0 TRANSOM	VINYL	FIXED
I	2'0x2'0	VINYL	FIXED

DOOR SCHEDULE			
DOOR	SIZE	TYPE	REMARKS
1	3'0x6'8	FIBERGLASS	
2	5'4x6'8 FRENCH	FIBERGLASS	

General Notes

Drawings, specifications and related items are and remain the property of the designer. The client's right is conditional and limited to the use of the drawings for the project and site only. Any reproduction or use of the drawings for any other project without the written consent of the designer is prohibited. The designer does not warrant the accuracy or completeness of the information provided. The designer is not responsible for any errors or omissions in the drawings or specifications. The designer is not responsible for any errors or omissions in the construction documents. The designer is not responsible for any errors or omissions in the construction documents. The designer is not responsible for any errors or omissions in the construction documents.

FLOOR PLANS - PLAN 1790-C
LEFT-HAND GARAGE

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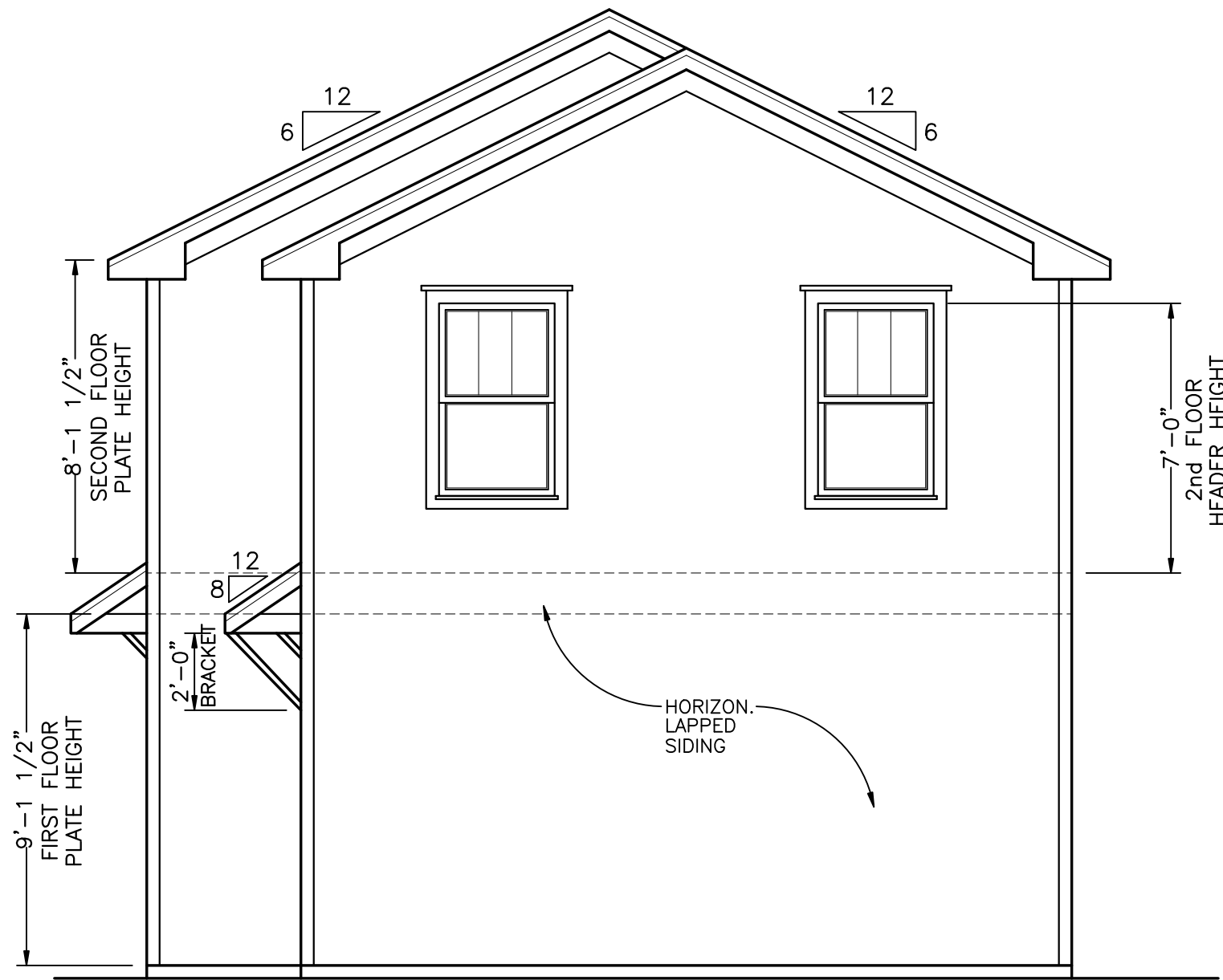
Project Name and Address
Plan 1790-C
The Archdale "C"
w/Porch

Sheet
A2
Project
Plan 1790-C
The Archdale "C"
Date
7/18
Scale
1/4" = 1'-0"



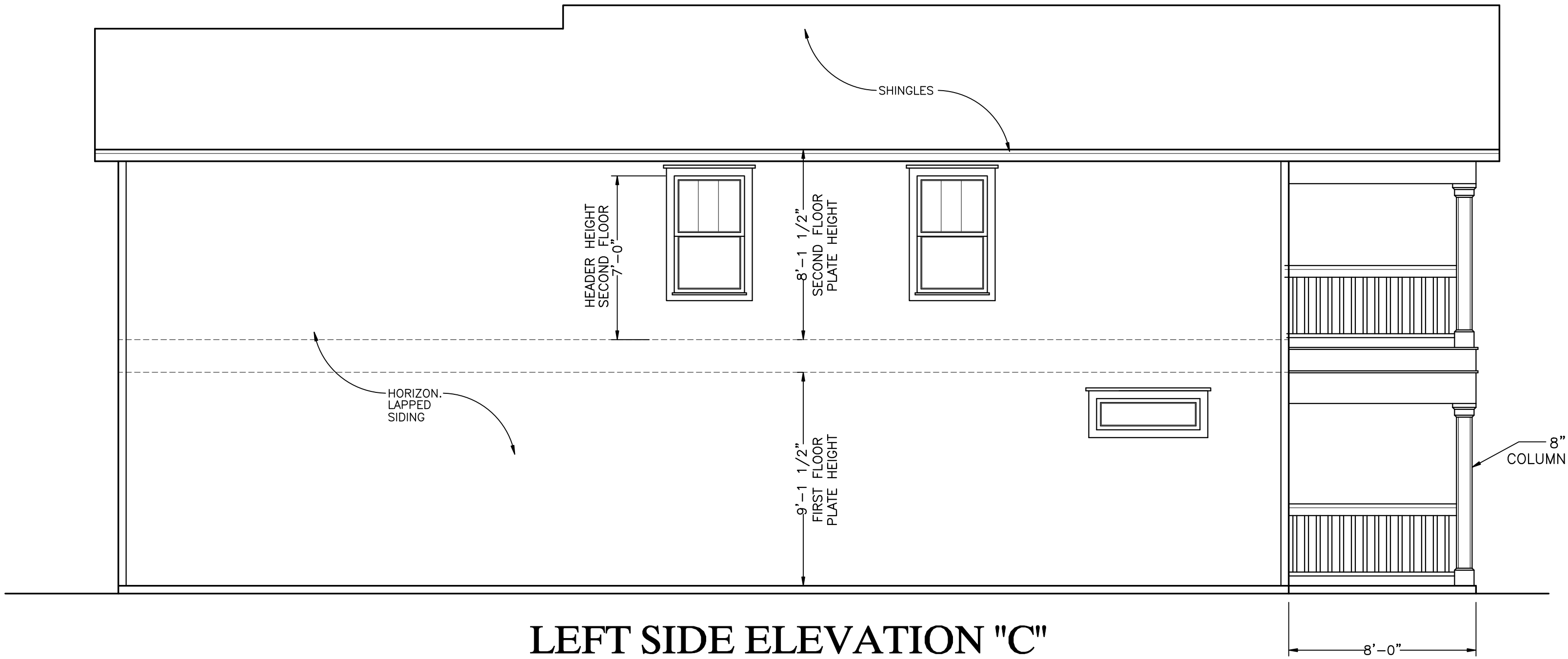
FRONT ELEVATION "C"

1/4" = 1'-0"



REAR ELEVATION "C"

1/4" = 1'-0"



LEFT SIDE ELEVATION "C"

1/4" = 1'-0"



RIGHT SIDE ELEVATION "C"

1/4" = 1'-0"

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To the best of his knowledge, the designer has prepared these drawings to comply with the client's specifications and local building codes in effect at the time. Although the designer has exercised due care, the client shall verify all conditions, dimensions, details, and construction methods before construction begins. The designer shall not be liable for human error after construction begins.

ELEVATIONS - PLAN 1790-C
LEFT-HAND GARAGE

1/4" = 1'-0"

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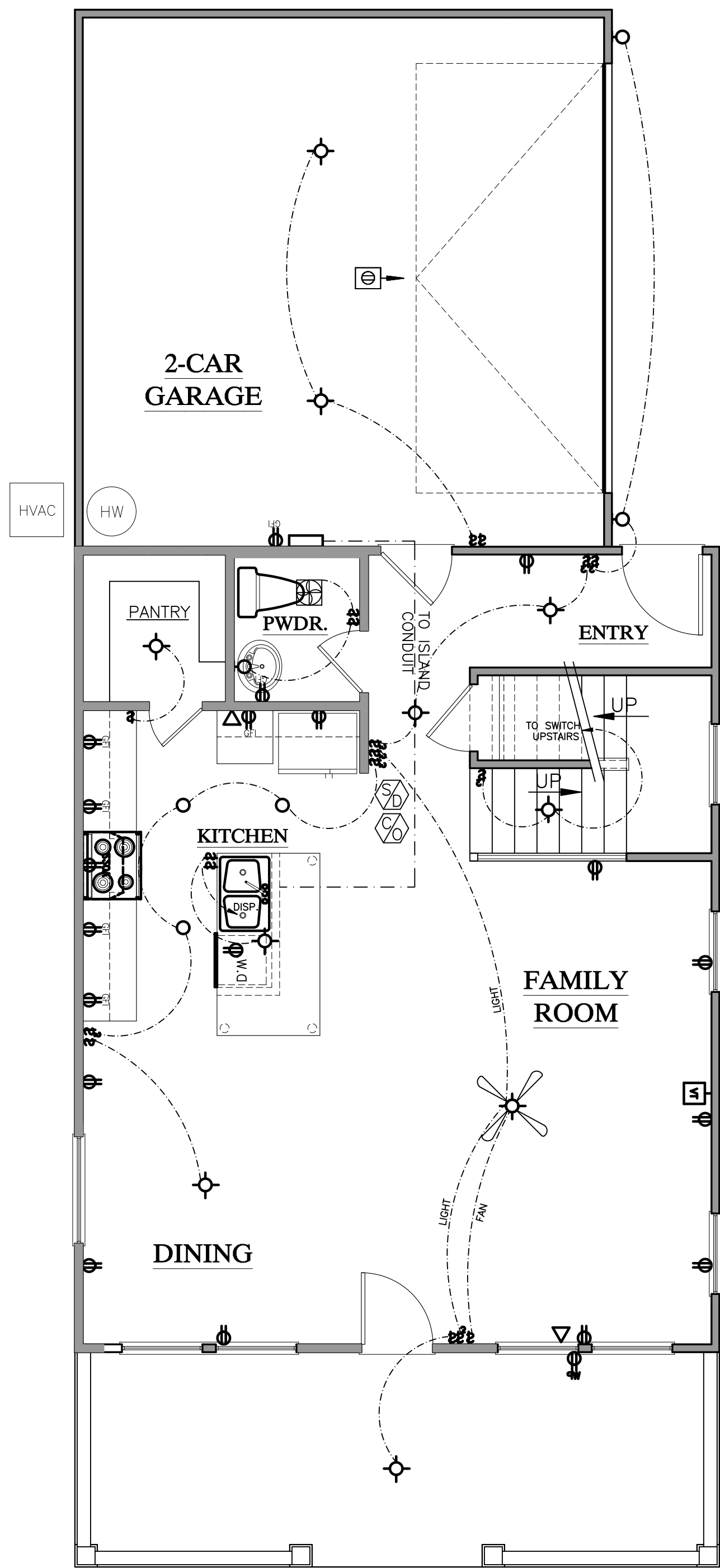
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Project
Plan 1790-C
The Archdale "C"

Date
7/18

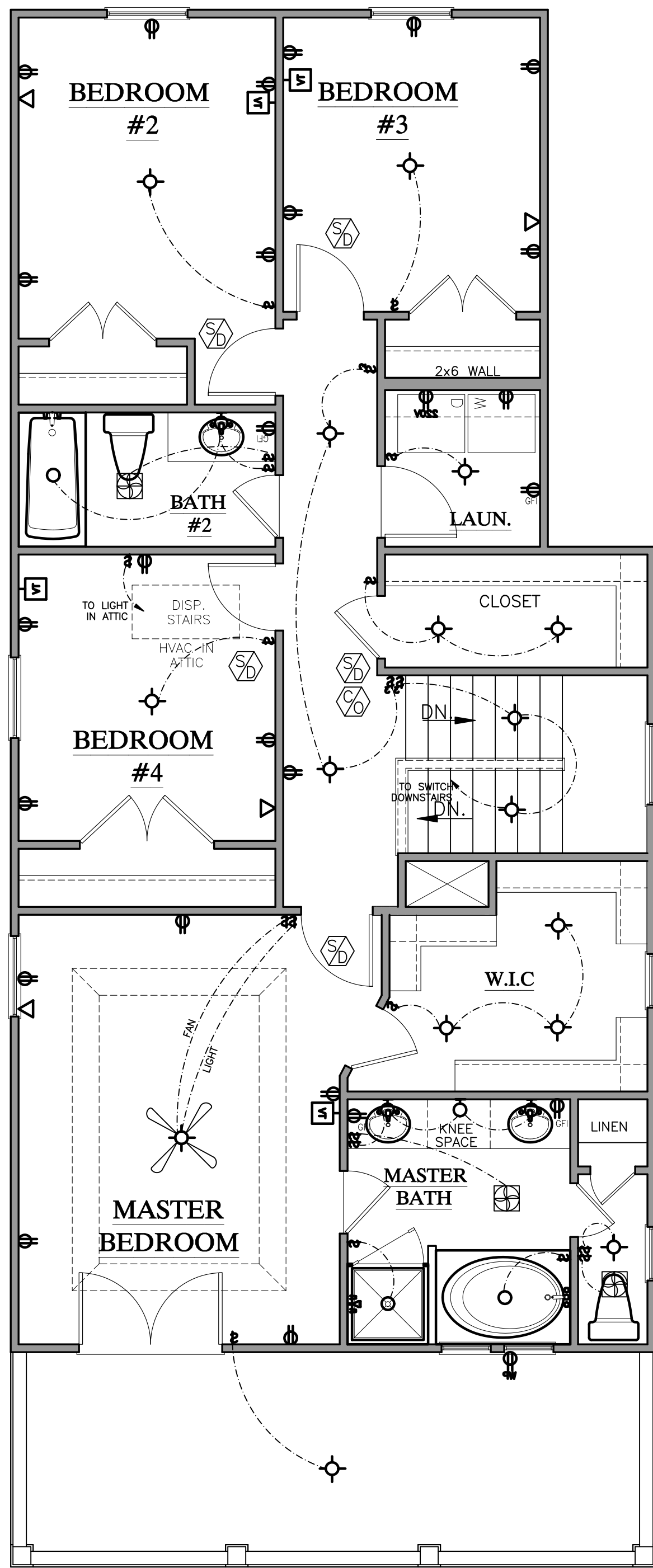
Scale
1/4" = 1'-0"

No. Revision/Issue

Date



FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

ELECTRICAL SYMBOL KEY	
	DUPLEX RECEPTACLE
	220V DUPLEX RECEPTACLE
	WATER PROOF RECEPTACLE
	GROUND FAULT INTERRUPT RECEPTACLE
	1-POLE SWITCH
	3-POLE SWITCH
	WALL LIGHT
	FLOOD LIGHT
	RECESSED CEILING LIGHT
	SURFACE CEILING LIGHT
	CEILING FAN W/ LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	TV CABLE JACK
	TELEPHONE JACK
	GARAGE DOOR OPENER
	DOOR BELL
	PANEL BOX
	CONDUIT

Project Name and Address

Plan 1790-C
The Archdale "C"
w/Porch

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The Archdale "C"

Date
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Scale
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ELECTRICAL PLANS - PLAN 1790-C
LEFT-HAND GARAGE
1/4" = 1'-0"

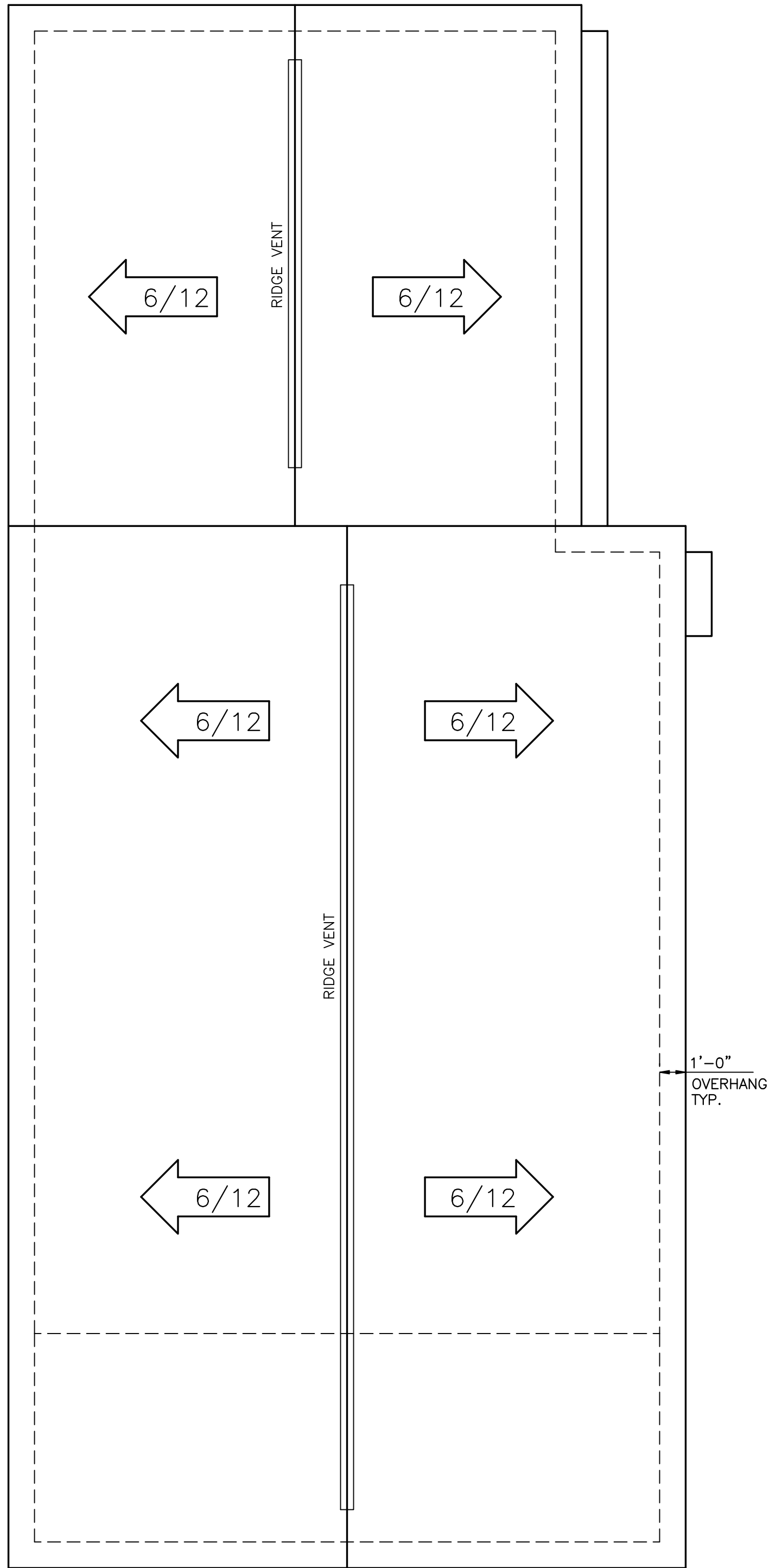
No. Revision/Issue

Date

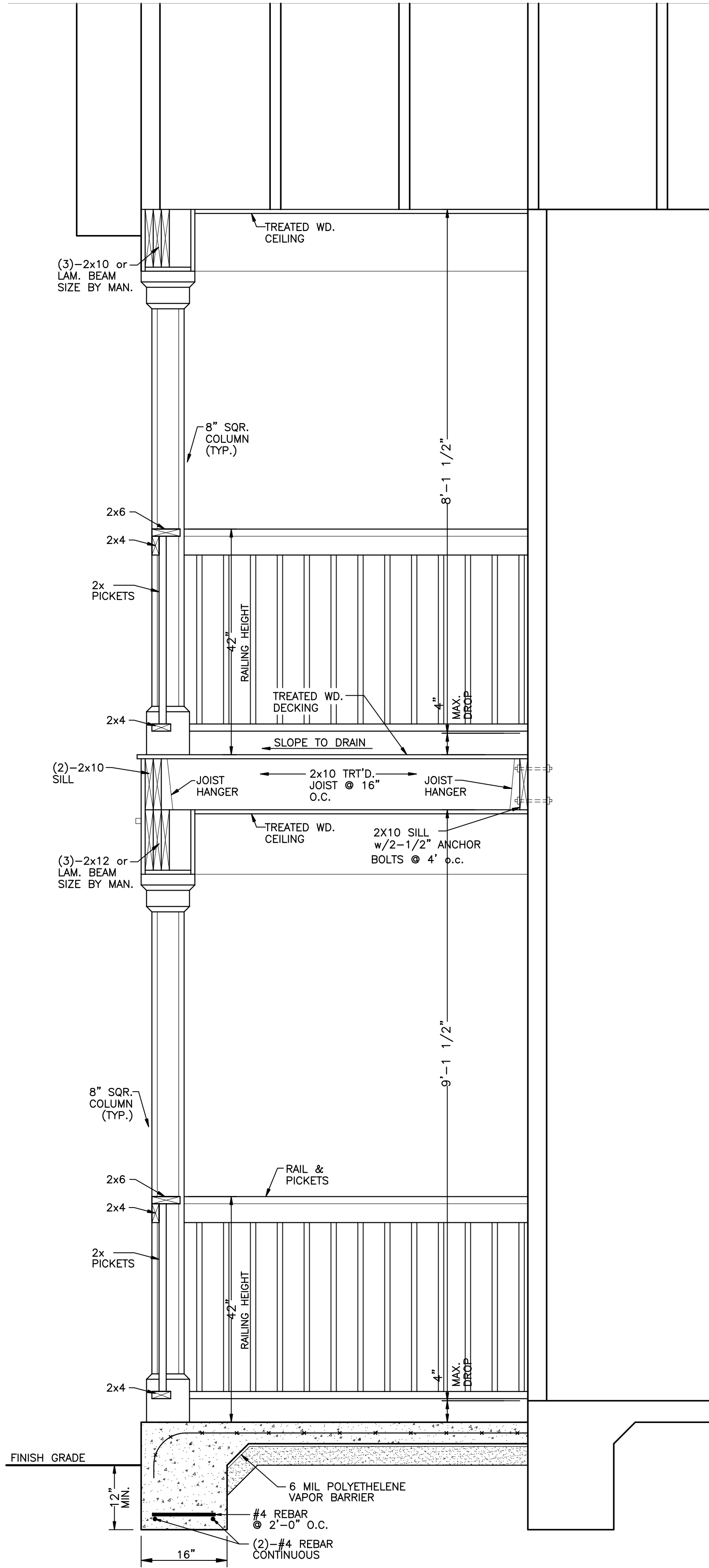
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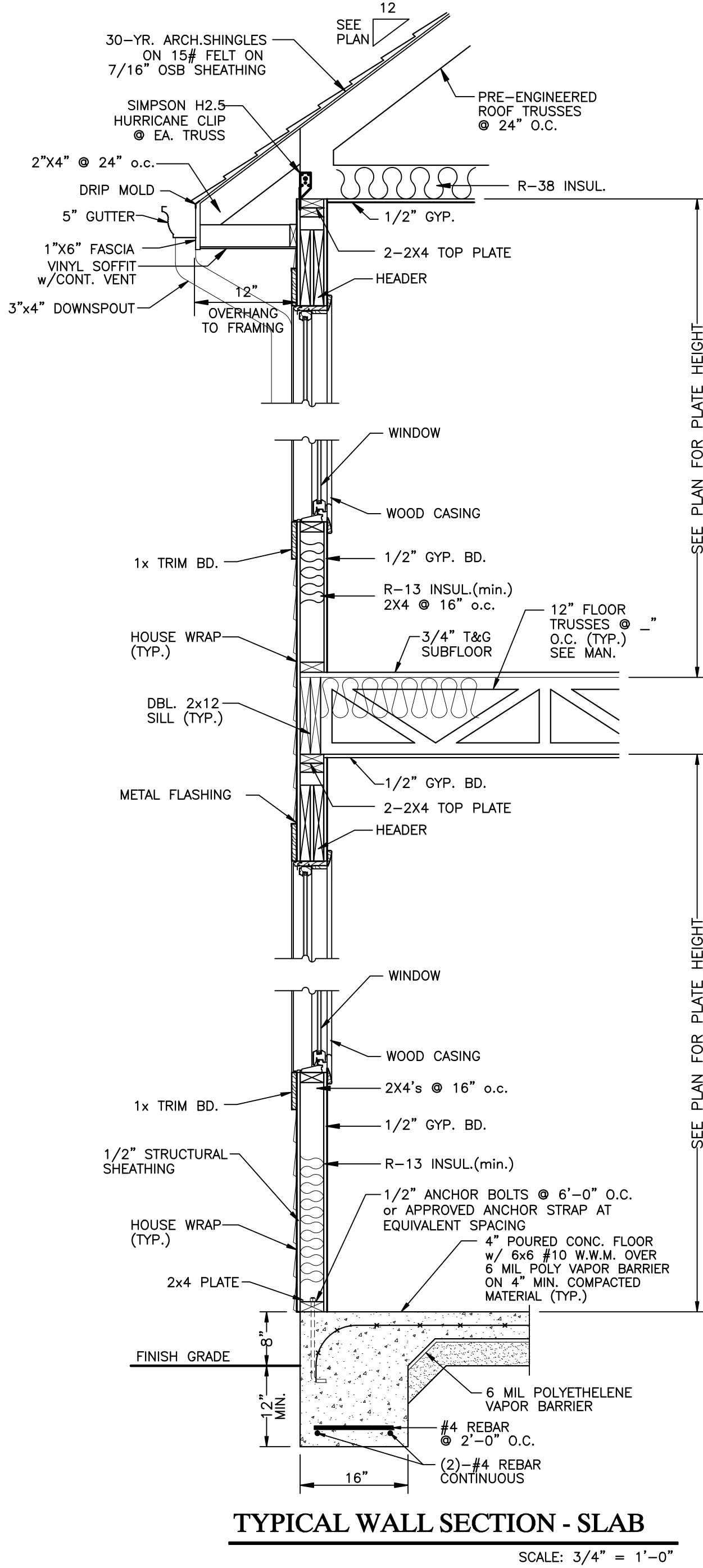
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ROOF PLAN "C"
LEFT-HAND GARAGE
1/4" = 1'-0"



COLUMN/PORCH DETAIL
SCALE: 3/4" = 1'-0"



TYPICAL WALL SECTION - SLAB
SCALE: 3/4" = 1'-0"

General Notes

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ROOF PLAN/DETAILS - PLAN 1790-C
LEFT-HAND GARAGE
1/4" = 1'-0"

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The Archdale "C"
w/Porch

Sheet
A5
Project
Plan 1790-C
The Archdale "C"
Date
7/18
Scale
1/4" = 1'-0"

No. Revision/Issue Date



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: July 14, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 801 North Avenue

BACKGROUND

The City of Hapeville has received a site plan application from Beatrix Arroyo to construct a new single-family dwelling at 801 North Avenue. The two-story 1,778 SF dwelling will have four bedrooms and two and a half bathrooms and a side entry attached garage. The lot is currently vacant.

City Code Sec. 93-2-3. - Street access. requires No building shall hereafter be constructed on a lot which does not have frontage on a publicly dedicated and maintained street. A variance will be required.

The plans are incorrect showing R-3 Residential as the Zoning District. The zoning and setback information should be corrected to reflect the current zoning, including height setbacks, impervious surface, etc.. The property is actually zoned R-1 -One Family Residential and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:

- (1) Protect the present predominantly one-family use of the land.
- (2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
- (3) Protect and promote a suitable environment for family life.
- (4) Discourage any use which would generate other than normal residential traffic on minor streets.
- (5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

Sec. 93-6-2. - Permitted uses.

The following uses are permitted in any R-1 zone:

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in [section 93-2-19](#).
- (3) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.
- (4) Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
- (5) Customary home occupations as defined in [section 93-1-2](#).
- (6) Customary accessory uses and buildings including noncommercial gardens and greenhouses.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **R-1 Zoning** are as follows:

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum			
							Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	50	6,750	6,750	N/A	1,000	40	15	15	5	25	2½	35	2 DU	1

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
 - ***The lot is vacant.***
 - ***Setback dimensions provided:***
 - ***Front setback is 21.6.'***
 - ***West side setback is 25.4' and is compliant.***
 - ***East side setback is 52.4' and is compliant.***
 - ***Rear setback is 194.8' and is compliant.***
 - ***The building height has not been provided. Maximum is 35' or 2.5 stories.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include a proposed driveway passing through a neighboring property. Driveway dimensions should also be provided. Driveway alignment should be magnified to show relationship to adjacent property/driveway. An existing***
 - ***The plans show an existing sidewalk with an accessible sidewalk ramp. Enlarged diagram of sidewalk/driveway should be provided.***
 - ***The plans do not include a walkway from the entrance to the street.***
 - c. The locations, area and number of proposed parking spaces.
 - ***Parking will be provided in a side entry garage.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Existing grades are shown at 2' intervals. Proposed grades are not provided.***

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***See arborist report for findings.***
- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- ***See arborist report for findings.***
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Not applicable to residential development.***
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***Not applicable.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The minimum lot size is 6,750 SF. The proposed site area is .64 acres or 27,793 sf, which is compliant.***
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***The maximum lot coverage allowed is 40%, or 4,000 SF. The plans indicate that the total lot coverage will be 3,709 SF or 13.3%, however, the allocations do not add up to this amount: 1,120 SF (building); 1,788 SF (driveway), 192 SF (porch) for a total of 3,100. Plans should be corrected.***

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - ***The proposed dwelling will have 4 bedrooms and 2.5 bathrooms.***
 - d. Floor area in nonresidential use by category.
 - ***Not applicable.***
 - e. Total floor area ratio and/or residential density distribution.
 - ***The minimum required area is 1,000 SF. The proposed 1,778 SF single family dwelling is compliant.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***Parking will be provided in the side entry garage.***
- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- ***The overall project includes the construction of a 2 story single-family house.***
 - ***Authorization of the property owner has been provided.***
 - ***The development schedule has been provided.***

RECOMMENDATION

City Code Sec. 93-2-3. - Street access. requires No building shall hereafter be constructed on a lot which does not have frontage on a publicly dedicated and maintained street. A variance will be required. Staff supports the request for the variance.

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

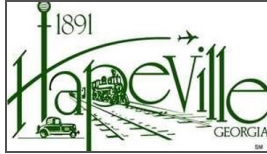
- *The plans are incorrect showing R-3 Residential as the Zoning District. The zoning and setback information should be corrected to reflect the current zoning, including height setbacks, impervious surface, etc.,*
- *The building height has not been provided. Maximum is 35' or 2.5 stories.*
- *Proposed grades should be provided.*
- *Lot coverage is not correct.*
- *Driveway should be dimensioned and enlarged to show relationship to adjoining property.*
- *Tree Conservation Plan must be finalized.*

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.



Location Map – 801 North Ave.



TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

General Requirements:

7.12.21 Arborist 1st Review - Not Approved
teresa@tjschell.com - (770) 361-2319

- _____ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- _____ 2. Site area, plan scale, and magnetic north arrow.
- _____ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- _____ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- _____ 5. 24-hour emergency contact name and phone number.
- _____ 6. Title block showing project name, Land Lot(s) and District locations.
- _____ 7. Site location map.
- _____ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- ~~_____ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):~~

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

- _____ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

~~_____~~ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance

~~_____~~ 12. Other comments:

Tree Conservation Plan:

~~_____~~ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.

~~_____~~ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.

~~_____~~ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:

a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood

b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine

c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

~~_____~~ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.

~~_____~~ 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.

~~_____~~ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.

~~_____~~ 9. Show tree protection fence detail.

~~_____~~ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).

~~_____~~ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).

~~_____~~ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

~~_____~~ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

Several
Boundary trees
SRP not shown

Landmark

_____ 14. Other comments:

Tree Replacement Plan:

- ~~_____~~ 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.
- ~~_____~~ 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

- ~~_____~~ 3. Show calculations for total inch for inch landmark tree replacements
- ~~_____~~ 4. Locations of all trees to be planted on site to meet density requirements.
- ~~_____~~ 5. Locations of all tree protection areas and tree protection fencing.
- ~~_____~~ 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.
- ~~_____~~ 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.
- ~~_____~~ 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:
- a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
 - b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
 - c. All evergreen trees to be Full to Ground, Healthy, Good Form
- ~~_____~~ 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)
- ~~_____~~ 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).
- ~~_____~~ 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.
- ~~_____~~ 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

~~_____ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.~~

_____ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

_____ 21. Minimum 50% of total replacement inches shall be overstory trees.

_____ 22. Show planting and staking details.

_____ 23. Note type of irrigation to be used.

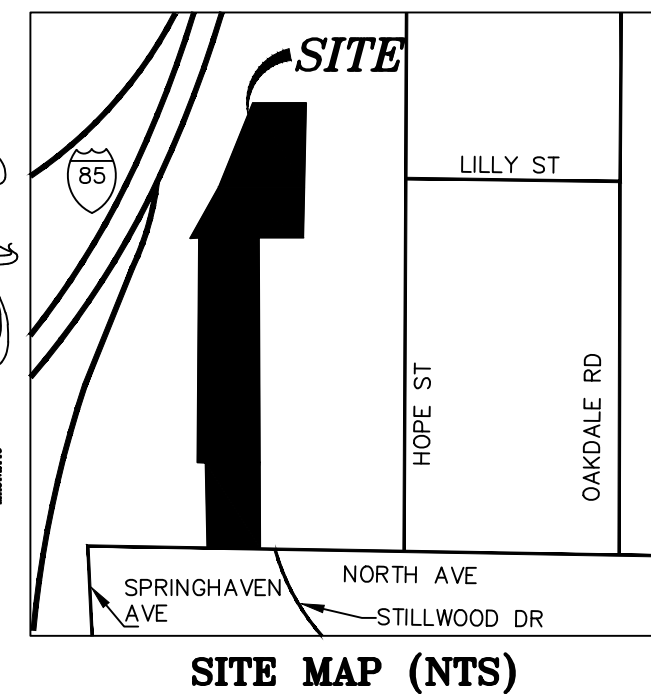
- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

B1 HOME IMPROVEMENT/
BEATRIZ ARROYO801 NORTH AVENUE
LAND LOT 99
14th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF HAPEVILLE
EXISTING ZONING: R-3TOTAL AREA:
27,793 SQ FT
0.64 ACRESTRACT 1 - PIN 14 009900040967
TRACT 2 - PIN 14 009900040389
TRACT 3 - PIN 14 009900041031
TRACT 4 - PIN 14 009900041148
TRACT 5 - PIN 14 009900041163ZONING/SETBACKS:
R-3 ZONING (RESIDENTIAL)
FRONT: 50 FT
SIDE: 10 FT (ADJACENT TO INTERIOR)
20 FT (ADJACENT TO STREET)
REAR: 35 FT
MAX BUILDING HEIGHT: 40 FT
MIN LOT FRONTAGE: 35 FT ADJOINING
PAVED STREETDISTURBED AREA:
0.38 ACRESTRACT 2: ZONING: R-3
PROPOSED HOUSE TYPE: TWO STORY
BUILDING: 1,120 SQ FT
DRIVE/WALKS: 1,788 SQ FT
PORCH: 192 SQ FT
LOT AREA: 27,793 SQ FT
0.64 AC.
IMPERVIOUS AREA:
TOTAL IMP. AREA: 3,709 SQ FT
TOTAL IMP. 13.3%

SITE MAP (NTS)

SURVEY REFERENCES:

- FULTON COUNTY RECORDS:
- DEED BOOK 16390, PAGE 127
 - DEED BOOK 22257, PAGE 124
 - DEED BOOK 38638, PAGE 416
 - DEED BOOK 38620, PAGE 668
 - DEED BOOK 48763, PAGE 401
 - DEED BOOK 52022, PAGE 366
 - DEED BOOK 56547, PAGE 437
 - DEED BOOK 57794, PAGE 420
 - DEED BOOK 58948, PAGE 528
 - DEED BOOK 60787, PAGE 380
 - PLAT BOOK 243, PAGE 45

EMERGENCY 24 HOUR CONTACT:
BEATRIZ ARROYO SOTOMAYER
PHONE: (404)-925-9319
EMAIL: arroyo_betty@hotmail.com

SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ARE UNLESS OTHERWISE NOTED.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0367F; EFFECTIVE DATE: 09-18-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DISTANCES RECORDED ON AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE SURVEYING TECHNIQUES ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOIDETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 07-28-2017 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
- ANGULAR ERROR: 10 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:25,429.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:112,966.

SEDIMENT STORAGE CALCULATIONS

DISTURBED AREA= 0.38 Ac.
STORAGE REQUIRED CALCULATION:
0.40 Ac. X 67 CY = 27.0 CY REQUIRED
Sd1-NS STORAGE PROVIDED:
175 LF X 0.263 CY/LF = 46.0 CY

SILT FENCE MAINTENANCE AND REMOVAL: THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS VEGETATED OR ACCEPTED. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DEGRADED TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.

TREE CONSERVATION PLAN NOTES:

- THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT 404-669-2120 TO ARRANGE A SITE INSPECTION.
- ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY.
- ALL BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED. REPLANTINGS ARE SUBJECT TO CITY OF HAPEVILLE APPROVAL.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURELY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

NOTE:

NO DUMPSTERS, PORTABLE TOILETS, PARKING, MATERIAL STORAGE, OR STOCKPILE AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY

Sd2-P CURB INLET PROTECTION TO BE INSTALLED AT DOWNSTREAM CURB INLETS.

LEGEND:

IPF	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR (REBAR)
RB	CAPPED REBAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
CONC	CONCRETE
PP	POWER POLE
LP	LIGHT POLE
GM	GAS VALVE
GM	GAS METER
SS	SANITARY SEWER
SS	FENCE
PROP	PROPOSED
OMP	CONC. MONUMENT FOUND
Z	OVERHEAD UTILITY LINE(S)
SSMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
DWCB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
WM	WATER VALVE
WM	WATER METER
CO	SANITARY SEWER CLEANOUT
C/O	LAND LOT LINE
HW	HEAD WALL
CP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
PB	ELECTRIC POWER BOX
---	LIMITS OF DISTURBANCE
---	TREE PROTECTION FENCE
18"POP	TREE STRUCTURAL ROOT PLATE
18"POP	TREE CRITICAL ROOT STRUCTURE
12"OAK	TREE CRITICAL ROOT STRUCTURE IMPACTED
12"OAK	PRESERVED TREES
7"JUMP	DISTURBED/REMOVED TREES
P-TREE	REPLACEMENT/PLANTED TREES

TREE LEGEND:

OAK	HOLLY
POPLAR	JUNIPER
PINE	LUSTERIN
HICKORY	CRAPPE MYRTLE
MAPLE	SPRUCE-FUR
SWEETGUM	BIRCH
NI	NOT IDENTIFIED
WILLOW	
DOGWOOD	TBD-HARDWOOD
REPLACEMENT TREE - LARGE	
REPLACEMENT TREE - MEDIUM	
REPLACEMENT TREE - SMALL	

See Tree Plan for
redline comments
Sheet 4 of 4

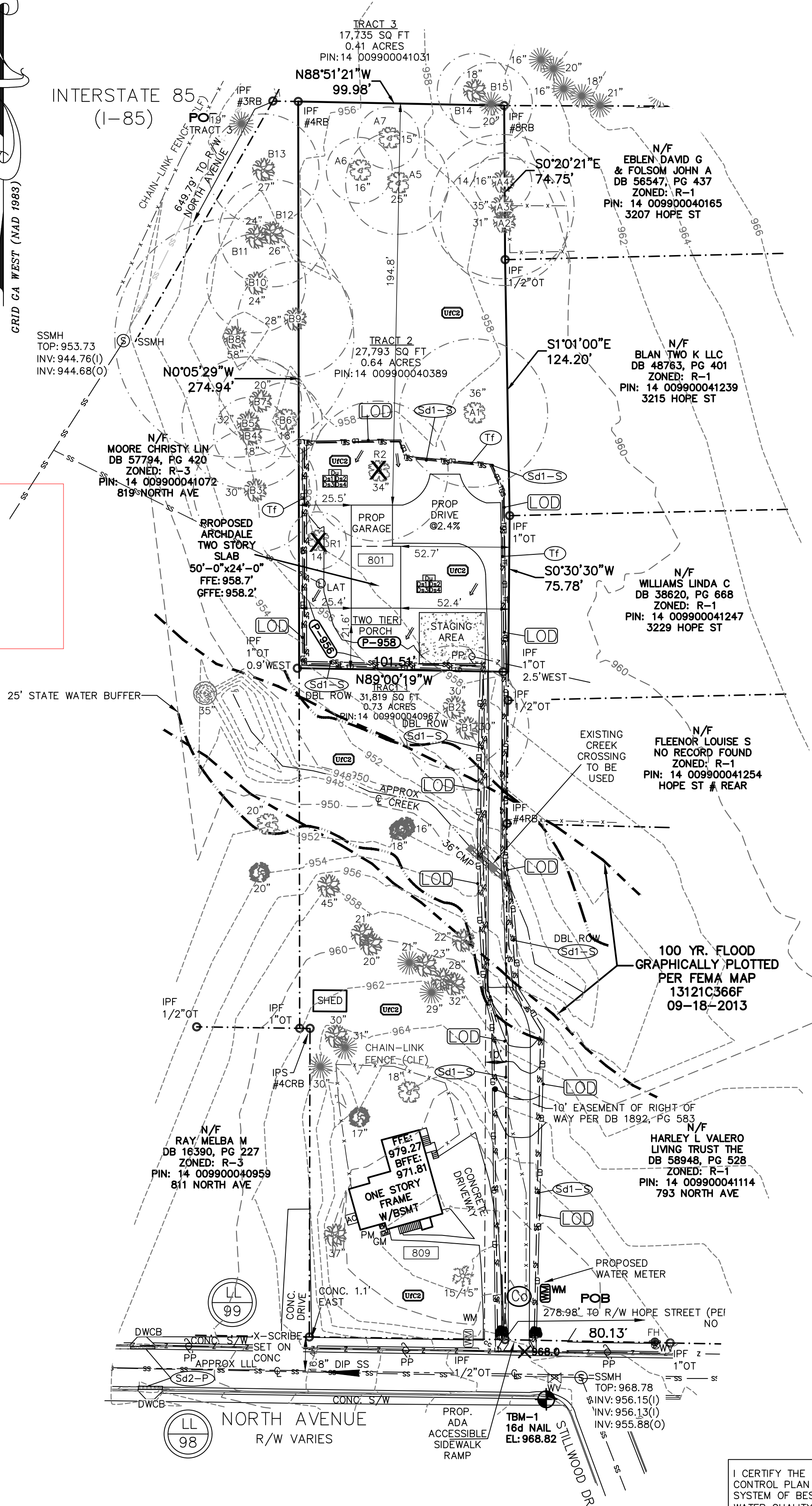
EROSION CONTROL LEGEND	
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Du	DUST CONTROL
Sd1-NS	TYPE 'NON-SENSITIVE' SILT FENCE
Sd1-S	TYPE 'SENSITIVE' SILT FENCE
Sd1-P	INLET SEDIMENT TRAP
Cd-HB	CHECK DAM HAY BALE
Co	CONSTRUCTION ENTRANCE
LD	LIMITS OF DISTURBANCE
LOD	LIMITS OF DISTURBANCE
Tr	TREE FENCE PROTECTION FENCE
TF	TREE FENCE PROTECTION FENCE
CONTOUR LEGEND	
-980-	EXISTING CONTOURS
-980	PROPOSED CONTOURS
X 983.3	PROPOSED SPOT ELEVATION
X 983.3 HP	HIGH POINT SPLIT DRAINAGE SPOT

NOTE:

CONTRACTOR TO FIELD VERIFY UTILITY TIE-IN TO EXISTING FACILITIES AND COORDINATE REMOVAL WITH EACH UTILITY.

NOTE: THERE IS NO OUTBUILDING ON ADJACENT LOT WITHIN 10 FEET OF THE PROPOSED GARAGE.

NOTE: SHRUB FENCE BEHIND SIDEWALK SHALL BE SHAMROCK HOLLY OR AN APPROVED ALTERNATE BY THE HAPEVILLE ARBORIST.

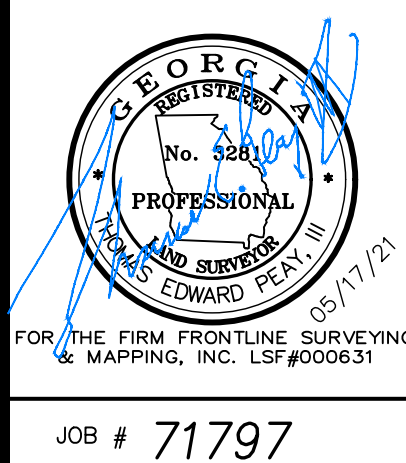
GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000066868
ISSUED: 08/18/2018 EXPIRES: 08/18/2021IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW!

I CERTIFY THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

05/17/21

SHEET 1 OF 4



JOB # 71797

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 17,906 FEET, AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 714,590 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR. NAMING SAID PERSON, PERSONS OR ENTITY, THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION. COPYRIGHT © 2020 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***



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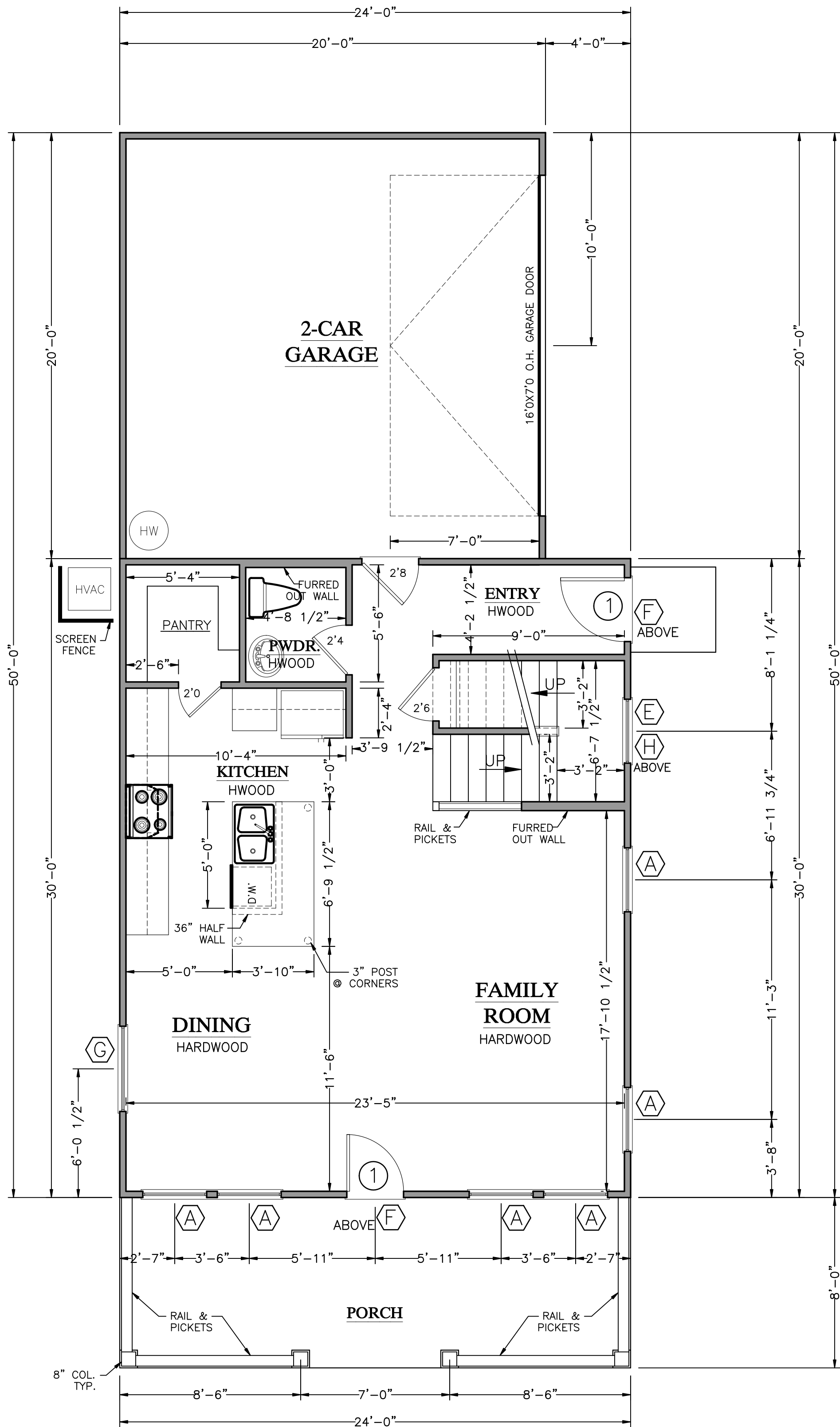
BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR

BEATRIZ ARROYO/B1 HOME IMPROVEMENT

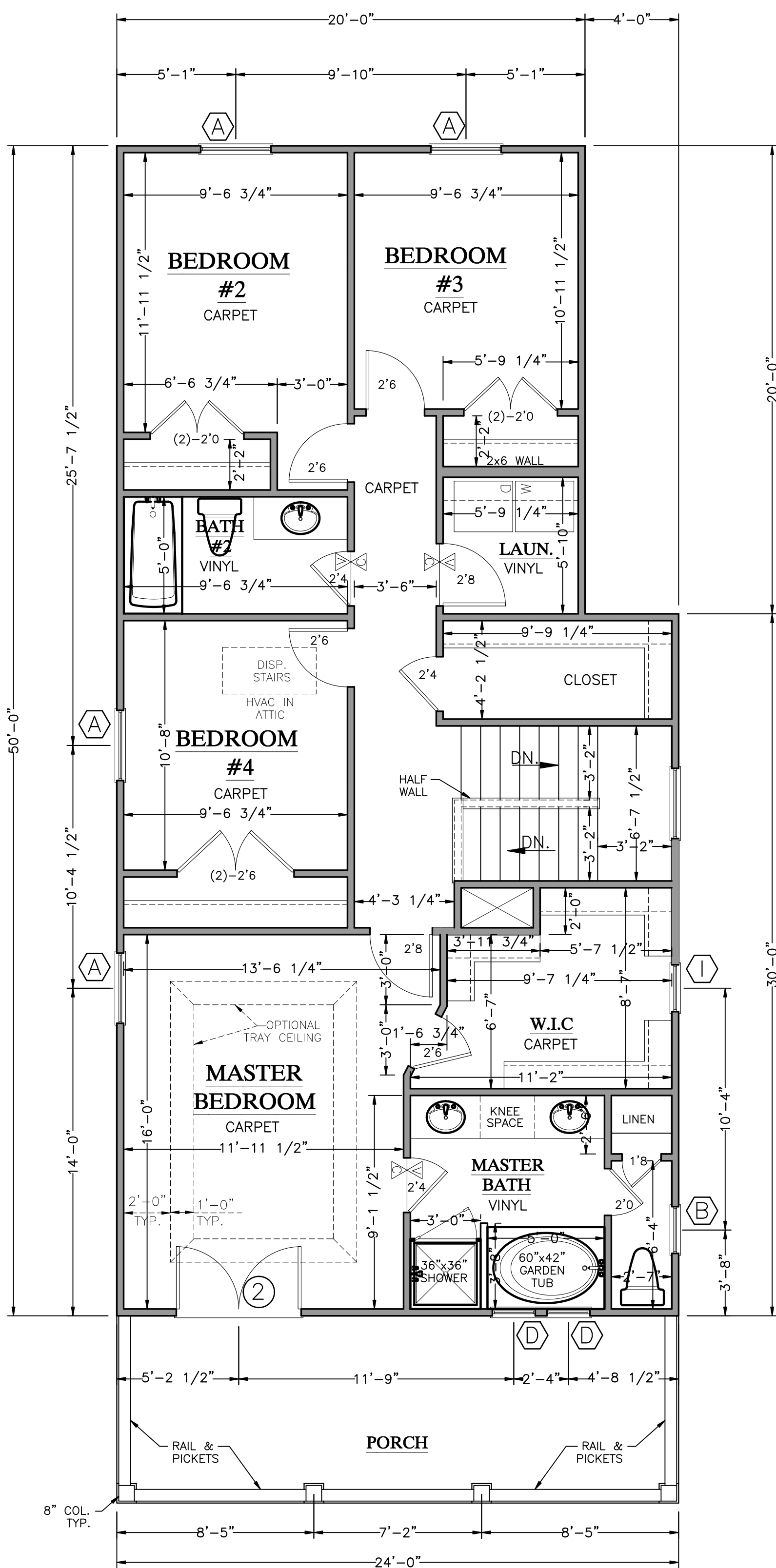
LAND LOT 99	14th DISTRICT	SECTION	FULTON COUNTY, GEORGIA
PARTS OF LOTS 21 & 24		REVISION	BY: DATE:
SUBDIVISION NORTH HAPEVILLE	PHASE		
PB 7 PG 156	I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.		
DB PG	MAP ID: 13121C0366F	EFFECTIVE DATE: 9/18/13	

**B1 HOME IMPROVEMENT/
BEATRIZ ARROYO**

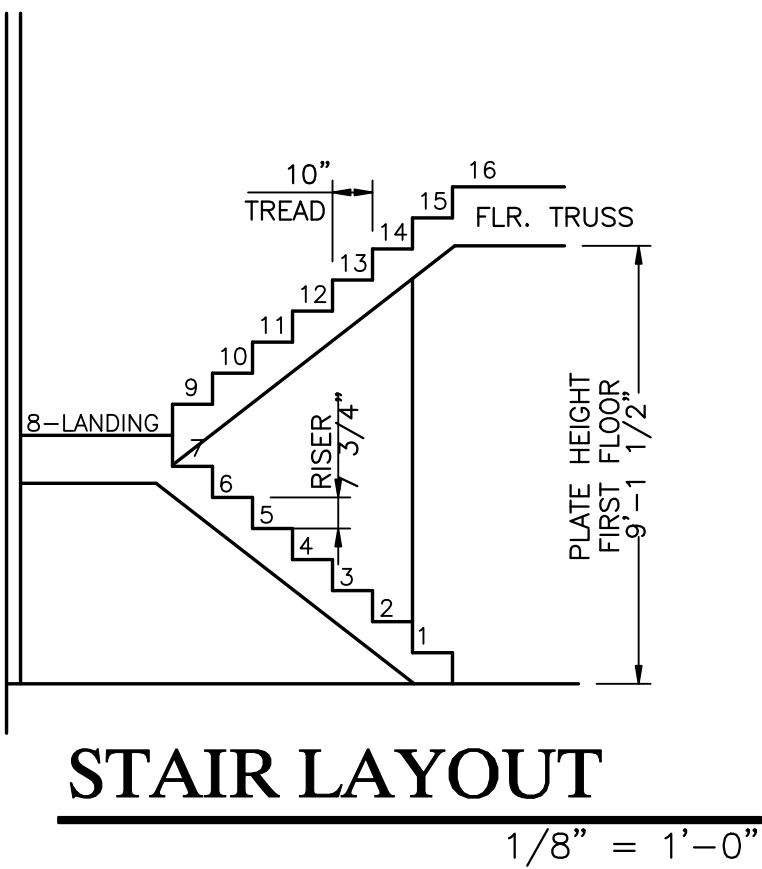
TOTAL AREA:
27,793 SQ FT
0.64 ACRES



FIRST FLOOR PLAN
LEFT-HAND GARAGE 1/4" = 1'-0"



SECOND FLOOR PLAN
LEFT-HAND GARAGE 1/4" = 1'-0"



SQUARE FOOTAGE SUMMARY:

FIRST FLOOR:	720 Sq. Ft.
SECOND FLOOR:	1058 Sq. Ft.
TOTAL HEATED:	1778 Sq. Ft.
GARAGE:	400 Sq. Ft.

WINDOW SCHEDULE			
WINDOW	SIZE	FRAME TYPE	REMARKS
A	3'0x5'0	VINYL	
B	2'0x4'0	VINYL	
C	OMIT		
D	1'8x4'0	VINYL	FIXED, TEMPERED, OBSCURED
E	3'0x6'0	VINYL	TEMPERED
F	3'0x1'0 TRANSOM	VINYL	FIXED
G	4'0x1'0 TRANSOM	VINYL	FIXED
H	3'0x3'0 TRANSOM	VINYL	FIXED
I	2'0x2'0	VINYL	FIXED

DOOR SCHEDULE			
DOOR	SIZE	TYPE	REMARKS
1	3'0x6'8	FIBERGLASS	
2	5'4x6'8 FRENCH	FIBERGLASS	

General Notes

Drawings, specifications and related items are and remain the property of the designer. The client's right is conditional and limited to the use of the drawings for the project and site only. Any reproduction or use of the drawings for any other project without the written consent of the designer is prohibited. The designer does not warrant the accuracy or completeness of the drawings or the information contained therein. The designer shall not be responsible for any errors, omissions, or mistakes made by the contractor and/or made by the client. The designer shall not be liable for human error after construction begins.

FLOOR PLANS - PLAN 1790-C
LEFT-HAND GARAGE 1/4" = 1'-0"

SOUTHERN HERITAGE
HOME DESIGNS
WWW.SOUTHERNHERITAGEPLANS.COM
1-800-568-5971
P.O. BOX 292186
COLUMBIA, SC 29229
© 2017 Mission Graphics, LLC

Project Name and Address
Plan 1790-C
The Archdale "C"
w/Porch

Sheet
A2
Project
Plan 1790-C
The Archdale "C"
Date
7/18
Scale
1/4" = 1'-0"



To the best of his knowledge, the designer has prepared these plans to comply with the client's specifications and local building codes in effect at the time. Although every reasonable effort has been made to avoid errors, omissions, and mistakes, the contractor and/or client shall verify all conditions, dimensions, details, and specifications. The designer will not be liable for human error after construction has begun.

ELEVATIONS - PLAN 1790-C
LEFT-HAND GARAGE

1/4" = 1'-0"

Date _____

Revision/Issue

No

**SOUTHERN HERITAGE
HOME DESIGNS**
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1-800-568-5971

P.O. BOX 292186

COLUMBIA SC 29229

Project Name and Address

Project Name and Address
Plan 1790-C
The Archdale "C"
w/Porch

•
:

:
:
:
:
:

A³

Project Plan 1790-C

Date _____

$$1/4^{19} \equiv 1'-0^{19}$$



Sheet	A5
Project	Plan 1790-C The ARCHDALE "C"
Date	7/18
Scale	1/4" = 1'-0"

21-PC-08-35

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

Name of Applicant Built By Broadland LLC [F.K.A. Improv, LLC]

Mailing Address 87 Peachtree Street SW, #305, Atlanta GA 30303

Telephone 678-231-3951 Mobile [REDACTED]

Email nice@builtbybroadland.com

Property Owner (s) Built By Broadland LLC [F.K.A. Improv, LLC]

Mailing Address 87 Peachtree Street SW, #305, Atlanta GA 30303

Telephone 678-231-3951 Mobile [REDACTED]

Address/Location of Property:

3571 S. Fulton Avenue, Hapeville GA 30354

Present Zoning Classification: RMU - Residential Mixed Use

Present Land Use: Residential

Parcel ID #: 14009800210744

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

Nicholas Inerman
Applicant's signature

Date: 7/28/2021

Sworn to and subscribed before me

This 28th day of JULY, 2021.

[Signature]
Notary Public

P PATEL
Notary Public, Cobb County, Georgia
My Commission Expires Feb 24, 2023

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

Application For Final plat approval For Lots 5-8 (phase 1 of 2) of
the eight unit townhome development under construction at
3571 & 3581 South Fulton Avenue, Hapeville GA 30354.

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3571 + 3581 South Fulton Avenue

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:

Built By Broadland LLC Formerly known as Inprop, LLC

Address of Applicant:

87 Peachtree Street SW, Unit 305
Atlanta, GA 30303

Telephone of Applicant:

678-231-3951

Signature of Owner

Nicholas Treman For Built By Broadland LLC
Print Name of Owner

Personally Appeared Before Me this 28th day of JULY, 2021.

Notary Public

P PATEL
Notary Public, Cobb County, Georgia
My Commission Expires Feb 24, 2023

Final Plat Checklist

A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:

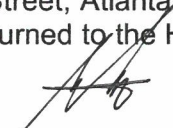
- NI The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- NI Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- NI All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- NI Location and description of monuments.
- NI The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- NI Date, title, name and location of subdivision, graphic scale and true north point.

Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
 1. All improvements have been installed in accord with the requirements of the regulations; or
 2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: 

Date 7/27/2021

Asbury Park Townhome Owners Association, Inc. shall maintain and keep in good repair the common use areas including: landscaping and grassy areas not included on a lot, roads, sidewalks, and other paved areas not included on a lot, retaining walls, and water and sewer utilities. Each property owner within the development shall be a member of the Owners Association and shall have voting rights within the Association during annual meetings set within the last quarter of the year and during special meetings called during the year. A Board of Directors and Officers of elected members shall govern the affairs of the Association and shall have all powers necessary for the administration of the community including adopting budgets, hiring personnel for maintenance, making and amending rules and regulations, and making or contracting for the making of repairs and improvements. The Asbury Park Townhome Owners Association was incorporated as a domestic non-profit corporation on 7/25/2008. The principal mailing address of the association is 102 Colony Park Drive, Suite 400, Cumming, GA 30040 and the Registered Agent is Victoria V. Bennett of 407 East Maple Street, Suite 304, Cumming, GA 30040.

STAMP



Handwritten signature in blue ink: K T Ellsworth

9.18.20

Signed

Date

Kenny Ellsworth, Registered Architect
Principal, Studio SOGO Architecture+Interiors
kenny@studiosogo.com

LOT 5

All that tract or parcel of land lying and being in Land Lot 98, of the 15th District, of Fulton County, Georgia, and being designated as Lot 5, Block E, Ashbury Park subdivision Phase 2A, more particularly described as follows:

Commencing at a point where southern right of way of College Street intersects with western right of way of South Fulton Avenue, thence run in southwesterly direction along western right of way of South Fulton Avenue 158.08 feet to a point, said point also being the intersection of western right of way of South Fulton Avenue and southern right of way of Old Ward Way which is a private road, thence run westerly along southern right of way of Old Ward Way North 53 degrees 20 minutes 12 seconds West a distance of 61.30 feet to a point and the True Point of Beginning;

From the True Point of Beginning being established thence leaving said right of way of Old Ward Way (Private Road) South 36 degrees 30 minutes 50 seconds West a distance of 61.10 feet to a point,

Thence run North 53 degrees 23 minutes 16 seconds West a distance of 20.25 feet to a point,

Thence run North 36 degrees 30 minutes 50 seconds East a distance of 60.61 feet to a point located on the southern right of way of Old Ward Way (Private Road),

Thence run in southeasterly direction along southern right of way of Old Ward Way 3.66 feet along an arc of a curve to the right, having a radius 13.00 feet and being subtended by South 61 degrees 25 minutes 28 seconds East a distance of 3.65 feet to a point,

Thence continue along said right of way of Old Ward Way South 53 degrees 20 minutes 12 seconds East a distance of 16.63 feet to a point and the True Point of Beginning.

Land area 1236.92 sf = 0.028 ac

The end

LOT 6

All that tract or parcel of land lying and being in Land Lot 98, of the 15th District, of Fulton County, Georgia, and being designated as Lot 6, Block E, Ashbury Park subdivision Phase 2A, more particularly described as follows:

Commencing at a point where southern right of way of College Street intersects with western right of way of South Fulton Avenue, thence run in southwesterly direction along western right of way of South Fulton Avenue 158.08 feet to a point, said point also being the intersection of western right of way of South Fulton Avenue and southern right of way of Old Ward Way which is a private road, thence run westerly along southern right of way of Old Ward Way North 53 degrees 20 minutes 12 seconds West a distance of 41.30 feet to a point and the True Point of Beginning;

From the True Point of Beginning being established thence leaving said right of way of Old Ward Way (Private Road) South 36 degrees 30 minutes 50 seconds West a distance of 61.09 feet to a point,

Thence run North 53 degrees 23 minutes 16 seconds West a distance of 20.00 feet to a point,

Thence run North 36 degrees 30 minutes 50 seconds East a distance of 61.10 feet to a point located on the southern right of way of Old Ward Way (Private Road),

Thence run in southeasterly direction along southern right of way of Old Ward Way South 53 degrees 20 minutes 12 seconds East a distance of 20.00 feet to a point and the True Point of Beginning.

Land area 1221.90 sf = 0.028 ac

The end

LOT 7

All that tract or parcel of land lying and being in Land Lot 98, of the 15th District, of Fulton County, Georgia, and being designated as Lot 7, Block E, Ashbury Park subdivision Phase 2A, more particularly described as follows:

Commencing at a point where southern right of way of College Street intersects with western right of way of South Fulton Avenue, thence run in southwesterly direction along western right of way of South Fulton Avenue 158.08 feet to a point, said point also being the intersection of western right of way of South Fulton Avenue and southern right of way of Old Ward Way which is a private road, thence run westerly along southern right of way of Old Ward Way North 53 degrees 20 minutes 12 seconds West a distance of 21.30 feet to a point and the True Point of Beginning;

From the True Point of Beginning being established thence leaving said right of way of Old Ward Way (Private Road) South 36 degrees 30 minutes 50 seconds West a distance of 61.07 feet to a point,

Thence run North 53 degrees 23 minutes 16 seconds West a distance of 20.00 feet to a point,

Thence run North 36 degrees 30 minutes 50 seconds East a distance of 61.09 feet to a point located on the southern right of way of Old Ward Way (Private Road),

Thence run in southeasterly direction along southern right of way of Old Ward Way South 53 degrees 20 minutes 12 seconds East a distance of 20.00 feet to a point and the True Point of Beginning.

Land area 1221.54 sf = 0.028 ac

The end

LOT 8

All that tract or parcel of land lying and being in Land Lot 98, of the 15th District, of Fulton County, Georgia, and being designated as Lot 8, Block E, Ashbury Park subdivision Phase 2A, more particularly described as follows:

Commencing at a point where southern right of way of College Street intersects with western right of way of South Fulton Avenue, thence run in southwesterly direction along western right of way of South Fulton Avenue 158.08 feet to a point, said point also being the intersection of western right of way of South Fulton Avenue and southern right of way of Old Ward Way which is a private road and the True Point of Beginning;

From the True Point of Beginning being established run in southwesterly direction along western right of way of South Fulton Avenue South 21 degrees 06 minutes 31 seconds West a distance of 13.09 feet to a point,

Thence continue along said right of way of South Fulton Avenue South 16 degrees 02 minutes 40 seconds West a distance of 1.35 feet to a point,

Thence leaving said right of way run South 36 degrees 30 minutes 50 seconds West a distance of 47.16 feet to a point,

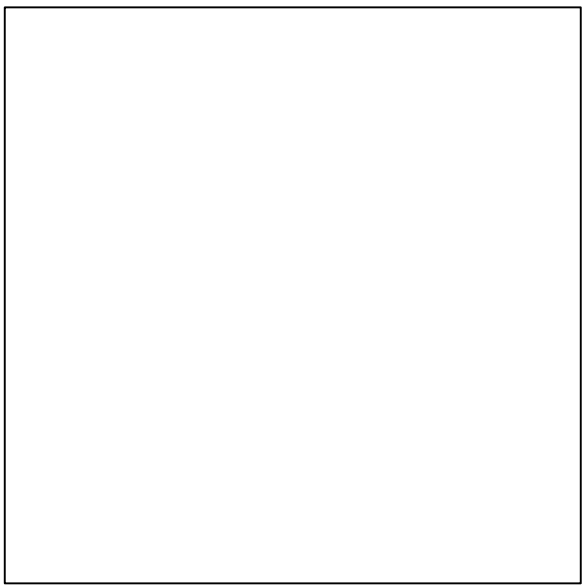
Thence run North 53 degrees 23 minutes 16 seconds West a distance of 25.25 feet to a point,

Thence run North 36 degrees 30 minutes 50 seconds East a distance of 61.07 feet to a point located on the southern right of way of Old Ward Way (Private Road),

Thence run in southeasterly direction along southern right of way of Old Ward Way South 53 degrees 20 minutes 12 seconds East a distance of 21.30 feet to a point and the True Point of Beginning.

Land area 1513.47 sf = 0.034 ac

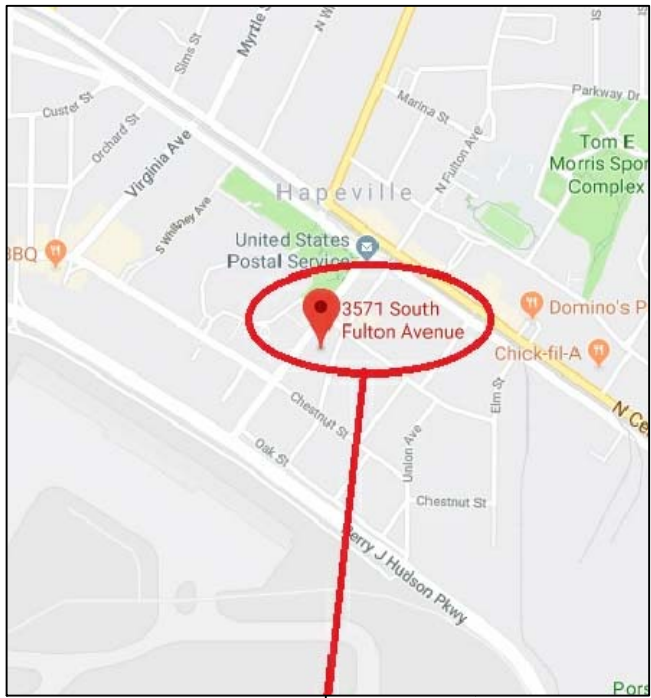
The end



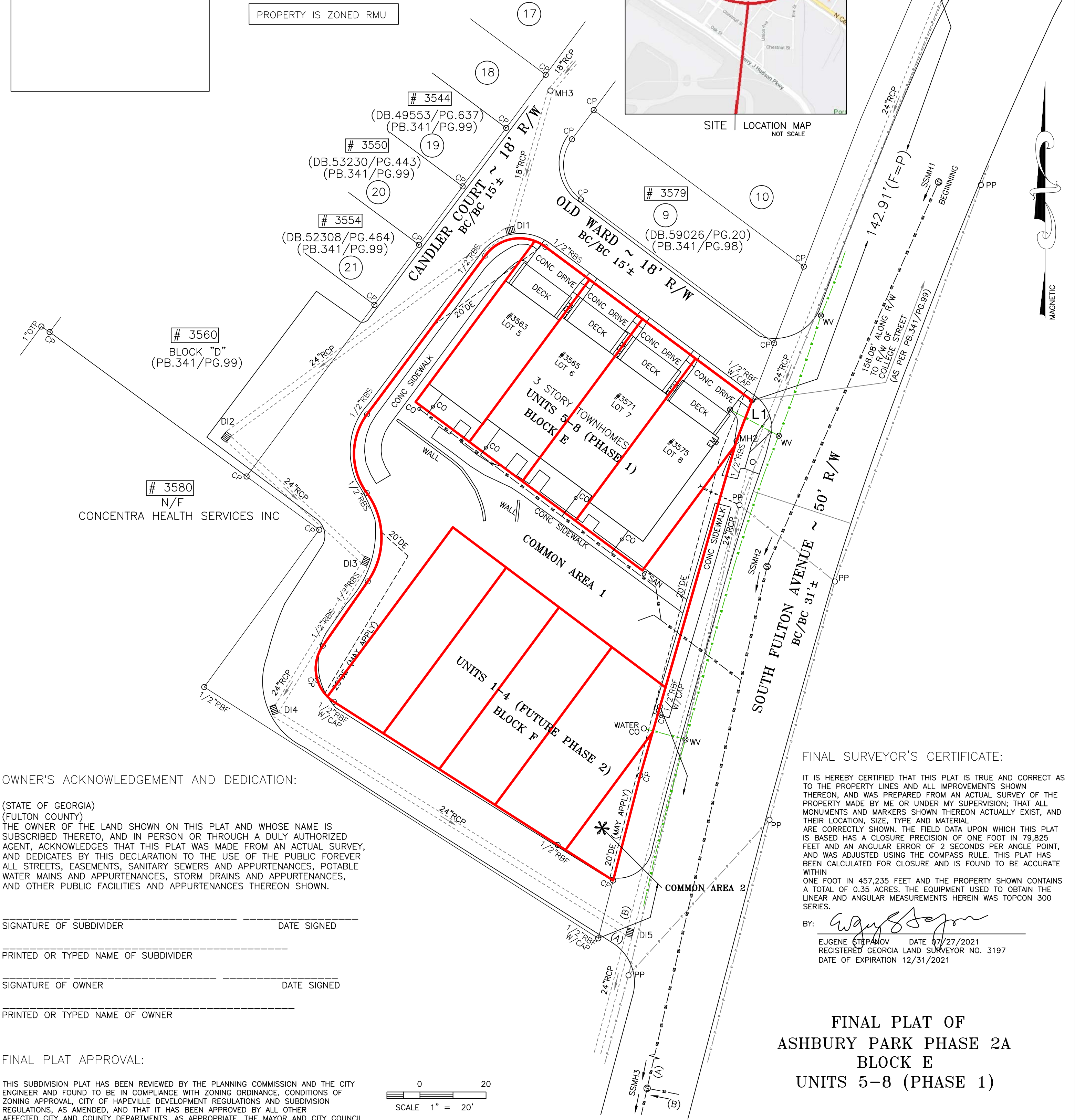
FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL
MAP ID 13121C0366F EFFECTIVE DATE: 09/18/2013
ZONE: X

PROPERTY IS ZONED RMU



SITE LOCATION MAP
NOT SCALE



OWNER'S ACKNOWLEDGEMENT AND DEDICATION:

(STATE OF GEORGIA)
(FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF SUBDIVIDER _____

SIGNATURE OF OWNER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF OWNER _____

FINAL PLAT APPROVAL:

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK -ON BEHALF OF MAYOR AND COUNCIL _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

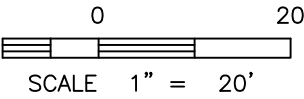
CITY ENGINEER _____ DATE _____

FINAL SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 79,825 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 457,235 FEET AND THE PROPERTY SHOWN CONTAINS A TOTAL OF 0.35 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TOPCON 300 SERIES.

BY: *Eugene Stepanov*
EUGENE STEPANOV DATE 07/27/2021
REGISTERED GEORGIA LAND SURVEYOR NO. 3197
DATE OF EXPIRATION 12/31/2021

FINAL PLAT OF
ASHBURY PARK PHASE 2A
BLOCK E
UNITS 5-8 (PHASE 1)



LOT BLOCK E	
ASBURY PARK A.K.A. OLDE TOWNE, PHASE 1A UNITS #9-#21	
LAND LOT 98	14TH DISTRICT SECTION
FULTON COUNTY, GEORGIA PB.341/PG.99	
FIELD WORK DATE JULY 17, 2021	PRINTED/SIGNED JULY 27, 2021
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 53,725+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 162,354+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	
AM COORD #20191594 DWG #20191594 FINAL PLAT PHASE 1	

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

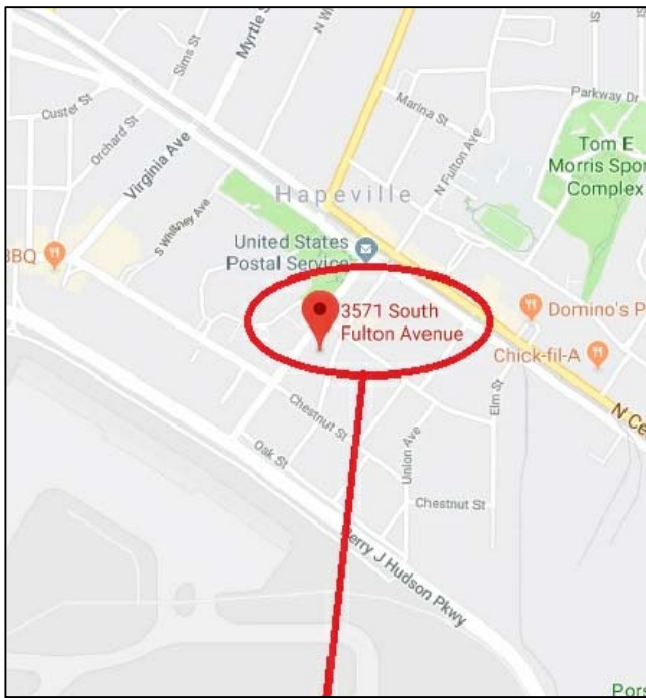
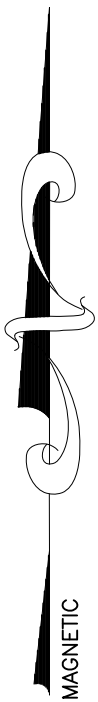
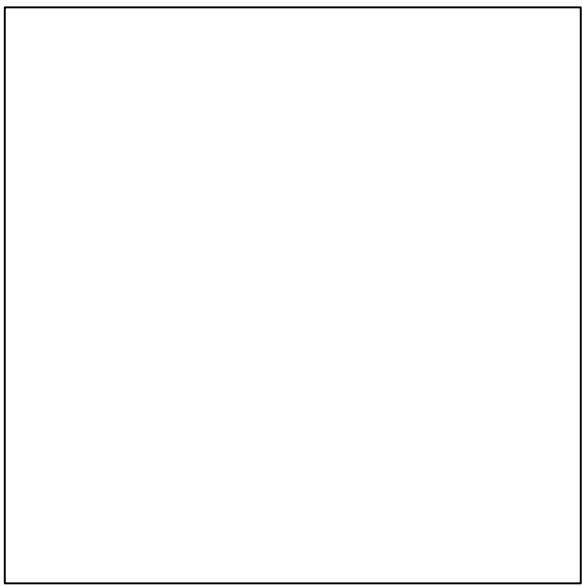
24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

PREPARED FOR: SHEET 1 OF 2

IMPROP, LLC

PROPERTY ADDRESS:
3571 SOUTH FULTON AVENUE
HAPEVILLE, GA 30354

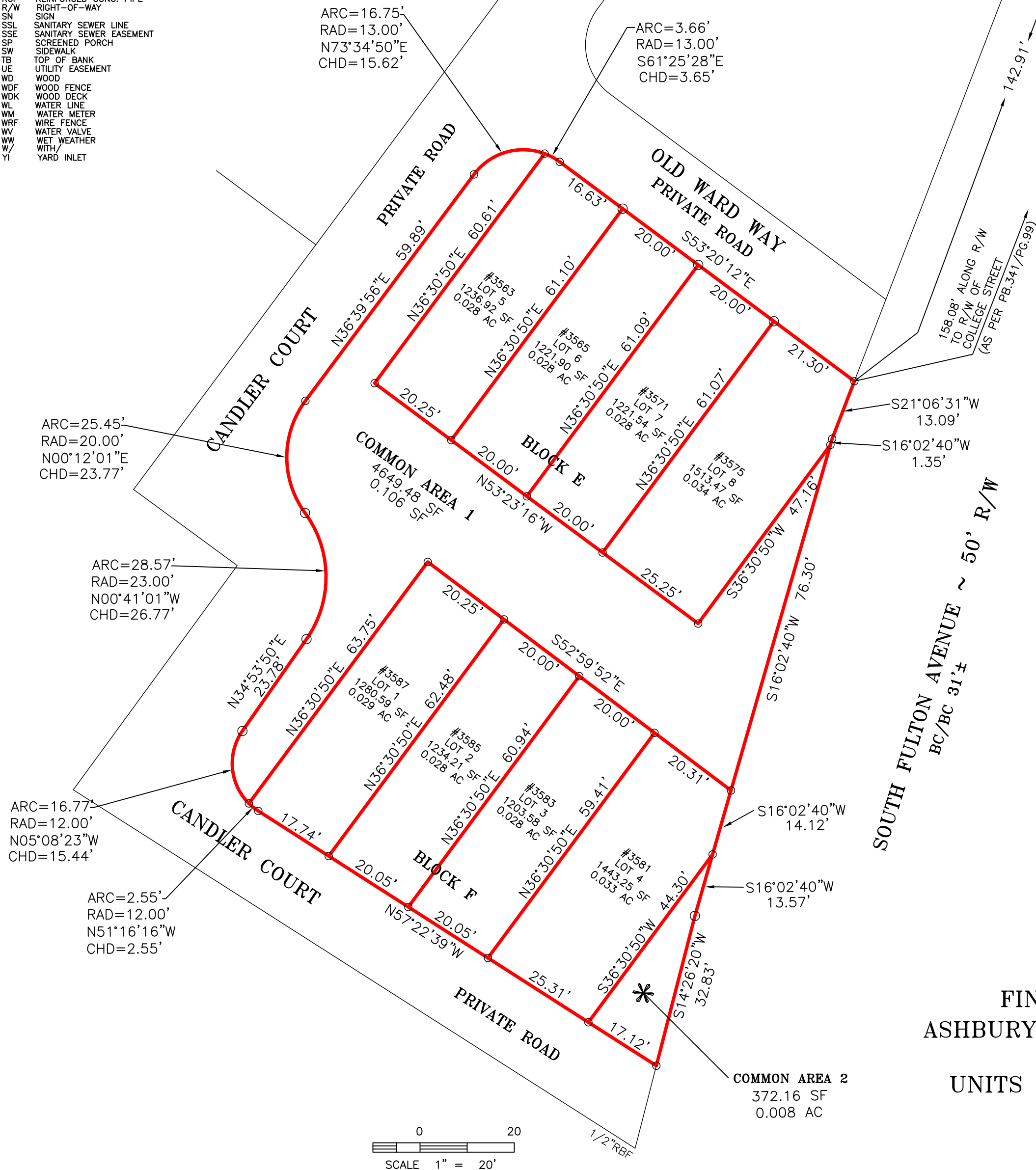
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



SITE LOCATION MAP
NOT SCALE

* LEGEND *

- | | |
|---------------------------|-----------------------------|
| APD AS PER DEED | IR IRON ROD FOUND |
| AE ACCESS EASEMENT | IV RIGATION VALVE |
| APF AS PER FIELD | JB JUNCTION BOX |
| AI ANGLE IRON FOUND | LLL LAND LOT LINE |
| APP AS PER PLAT | MAG MAGNETIC READING IP |
| APR AS PER RECORD | MGN MAGNOLIA TREE |
| BC BACK OF CURB | MH MAN HOLE |
| BLK BLOCK | MTF METAL FENCE |
| BLS BUILDING LINE SETBACK | N N'BORS. |
| BRK BRICK | OH OVERHANG |
| BSMT BASEMENT | OTP OPEN TOP PIPE FOUND |
| CBX CABLE BOX | OU OWNERSHIP UNCLER |
| C CONCRETE | P PORCH |
| CB CATCH BASIN | PC PROPERTY CORNER |
| CL CENTER LINE | PL PROPERTY LINE |
| CLF CHAIN LINK FENCE | PN PINE TREE |
| CMP CORRUGATED METAL PIPE | POB POINT OF BEGINNING |
| C.O.A. CITY OF ATLANTA | PP POWER POLE |
| CO SAN SEWER CLEANOUT | PW POWER LINE |
| CRWL CRAWL SPACE | P (P) PLAT |
| CP CALCULATED POINT | R RECORD |
| CPT CARPORT | RBF REINFORCING BAR FOUND |
| CTP CRIMP TOP PIPE FOUND | RBS REINFORCING BAR SET |
| D DEED | RCP REINFORCED CONC. PIPE |
| DE DRAINAGE EASEMENT | R/W RIGHT-OF-WAY |
| DI DRAINAGE INLET | SN SIGN |
| EB ELECTRIC POWER BOX | SSL SANITARY SEWER LINE |
| EM ELECTRIC METER | SSE SANITARY SEWER EASEMENT |
| EP EDGE OF PAVEMENT | SP SCREENED PORCH |
| F FIELD | SW SIDEWALK |
| FP FENCE POST | TB TOP OF BANK |
| FC FENCE CORNER | UE UTILITY EASEMENT |
| FR FIRE HYDRANT | WD WOOD |
| GL GAS LINE | WDF WOOD FENCE |
| GM GAS METER | WDK WOOD DECK |
| GV GAS VALVE | WL WATER LINE |
| GW GUY WIRE | WM WATER METER |
| HDW HEAD WALL | WRF WIRE FENCE |
| HW HARDWOOD TREE | WV WATER VALVE |
| IPF IRON PIN FOUND | WW WET WEATHER |
| IPS IRON PIN SET | W/ WITH/ |
| | YI YARD INLET |



FINAL PLAT OF
ASHBURY PARK PHASE 2A
BLOCK E
UNITS 5-8 (PHASE 1)



LOT BLOCK E	
ASBURY PARK A.K.A. OLDE TOWNE, PHASE 1A UNITS #9-#21	
LAND LOT 98	14TH DISTRICT SECTION
FULTON COUNTY, GEORGIA PB.341/PG.99	
FIELD WORK DATE JULY 17, 2021	PRINTED/SIGNED JULY 27, 2021
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 17" x 22"	

PREPARED FOR: SHEET 2 OF 2

IMPROP, LLC

PROPERTY ADDRESS:
3571 SOUTH FULTON AVENUE
HAPEVILLE, GA 30354



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 53,725+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 162,354+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AM
COORD #20191594
DWG #20191594 FINAL PLAT PHASE 1

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



PLANNER'S REPORT

DATE: August 2, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Subdivision Review for 3571 and 3581 South Fulton Ave

BACKGROUND

Built by Broadland LLC submitted a final subdivision plat application for 3571 S Fulton Avenue (Parcel ID 14-009800210744). The property is located in the RMU, Residential Mixed Use zoning district. Phase 1 (of 2) has been completed with the construction of 4 (of 8) townhomes. The remaining phase is under construction.

CODE REQUIREMENTS

Final Plat

The final plat shall show:

- a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
Compliant
- b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
Compliant
- c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
Compliant
- d. Location and description of monuments.
Not shown
- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
Ownership of adjacent lots not included.
- f. Date, title, name and location of subdivision, graphic scale and true north point.
The correct name of the Subdivision "Asbury" not Ashbury should be listed on the Plat.
- g. Location map showing site in relation to area.
Compliant
- h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use.
See Engineer's Comments re Common Areas.

RECOMMENDATION

With provision of the deficient information list above and in the Engineer's Report, the final plat may be approved.

July 30, 2021

Ms. Adrienne Senter
Planning & Development Coordinator
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Ashbury Park Block E Phase 1
3571 and 3581 South Fulton Avenue
Final Plat Review No. 1
K&W Ref. No. 211051.80

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of the Ashbury Park Block E Phase 1, lots 5 through 8 for compliance with the Final Plat requirements of the City of Hapeville. The submittal was received electronically on July 28, 2021, and consists of a property subdivision to the overall 0.12 acre parcel (into four lots) within a RMU Zoning District. The Final Plat was prepared by Survey Land Express, under the Surveying seal of Eugene A. Stepanov. My comments are as follows:

1. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
2. All Final Plat Statements and Certifications should be signed and dated.
3. Location and description of lot corner monuments for each lot should be shown on the plat.
4. It is not clear how much, if any, of the Common Areas are included with this submitted Final Plat for lots 5 through 8. If not included in the plat, a note to that affect should be shown on the plat.

I have retained one copy of the plat provided for review in the event there are questions. I am returning the remaining sets of plats for City records. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,

KECK & WOOD, INC.

A handwritten signature in blue ink that reads "Michael J. Moffitt". The signature is written in a cursive, flowing style.

Michael J. Moffitt, P.E.

21-PC-D8-30

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant GDK Investments / Greg Evans

Mailing Address: 94 Howell St NE Atlanta, Ga 30312

Telephone _____ Mobile # _____ Email gevans@gderansllc.com

Property Owner (s) GDK Investments

Mailing Address _____

Telephone _____ Mobile # _____

Address/Location of Property: 461 North Ave Hapeville, Ga 30351

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-009400030625

Present Zoning Classification: R-SF Size of Tract: _____ acre(s)

Present Land Use: VACANT

Please check the following as it applies to this application

☒ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

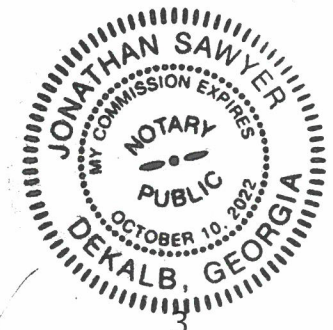
Applicant's signature _____

Date: 6/24/2021

Sworn to and subscribed before me

This 24TH day of JUNE, 2021.

[Signature]
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

We would like to build a two story home on a garage basement on a currently vacant piece of land. The proposed home is 1941 sq ft 3 bedroom and 3 full bathrooms.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

461 North Ave
Hapeville, Ga 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

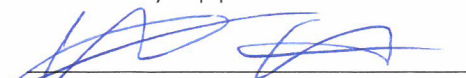
Name of Applicant GDK Investments / Greg Evans

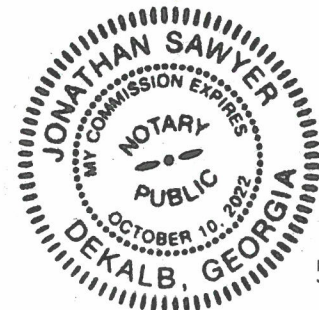
Address of Applicant 94 Howell St NE Atlanta Ga 30312

Telephone of Applicant [REDACTED]


Signature of Owner
GREGORY EVANS
Print Name of Owner

Personally Appeared Before Me this 24TH day of JUNE, 2021.


Notary Public



Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

GE

A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

GE

Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

GE

The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

GE

Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

GE

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

GE

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.

GE

Existing and proposed grades at an interval of five (5) feet or less.

GE

The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).

GE

A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

GE

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.

GE

The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.

GE

The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- GE Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- GE Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- GE Typical elevations of proposed building provided at a reasonable scale ($1/8" = 1'0"$) and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- GE Site area (square feet and acres).
- GE Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- GE Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- GE Total floor area ratio and/or residential density distribution.
- GE Number of parking spaces and area of paved surface for parking and circulation
- GE At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

Date: 10/24/21

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 95 of the 14th District; of Fulton County, Georgia, City of Hapeville, and being more particularly described as follow:

BEGINNING at the northwest intersection of North Ave. and Wheeler St., thence the following bearings and distances to the POINT OF BEGINNING.

Thence west along the north side of North Ave. N 89°19'47" W for a distance of 48.86 feet to a point, thence leaving said right of way, continue
N 00°51'17" E for a distance of 125.04 feet to a point, thence
N89°40'47" E for a distance of 46.99 feet to a point located on the west side of Wheeler St., thence
South along the west side of Wheeler St.,
S°00'00" E for a distance of 125.86 feet to **THE POINT OF BEGINNING.**

This parcel containing 6,011 sq.ft. known as 461 NorthAve., Atlanta Ga., according to the house numbering system of City of Hapeville, Ga., and being more particularly shown on a Survey Asbuilt for GDK INVESTMENT, by George E. Vedder, Ga. R.L.S. #2562, dated 04-19-2021.

The field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of 03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat.

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13121C0367 F, DATED 9/18/2013.

STATE WATERS NOTE:

NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

LEGEND

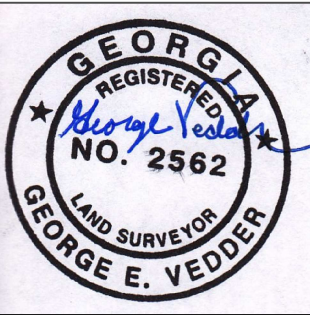
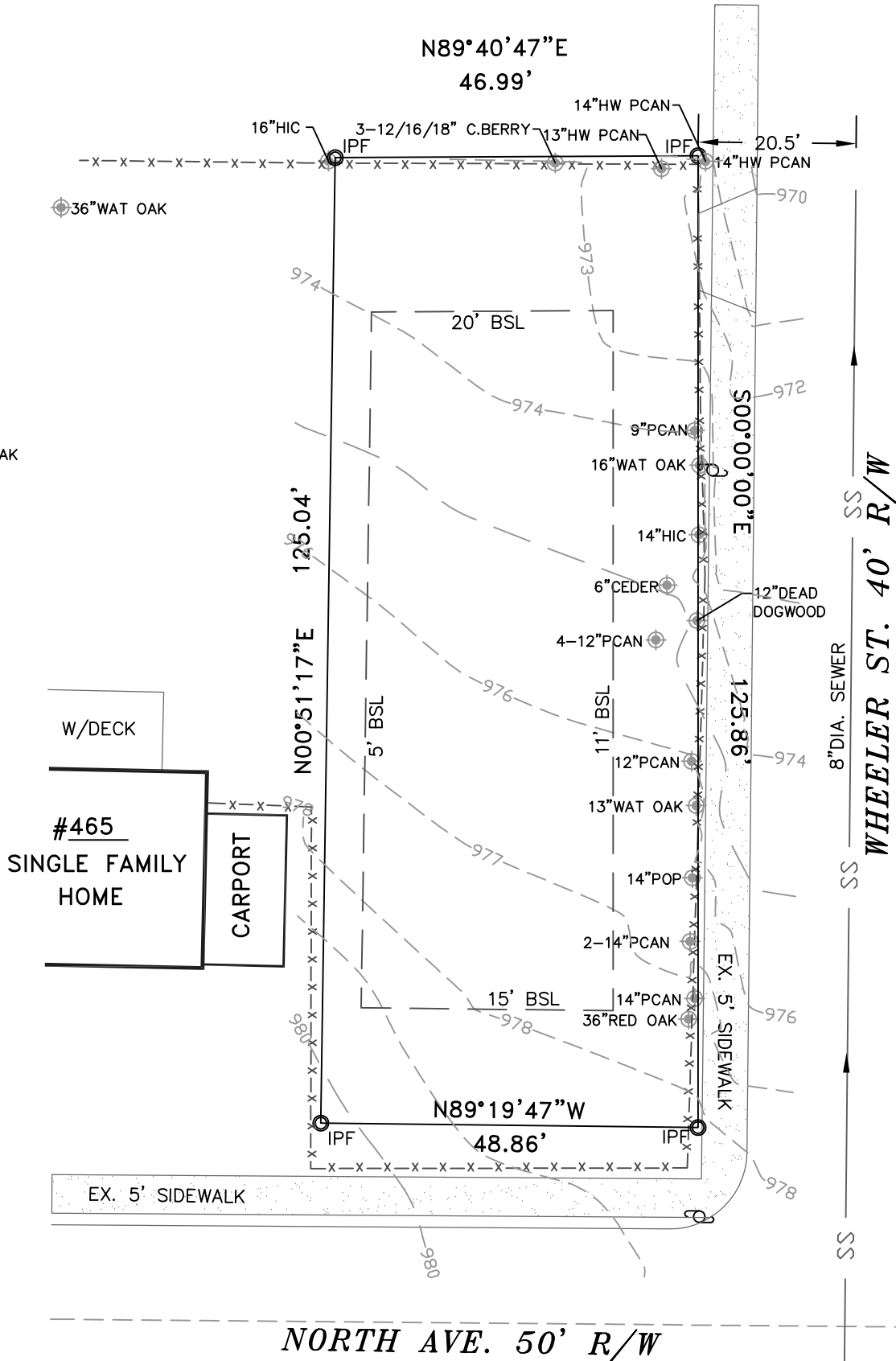
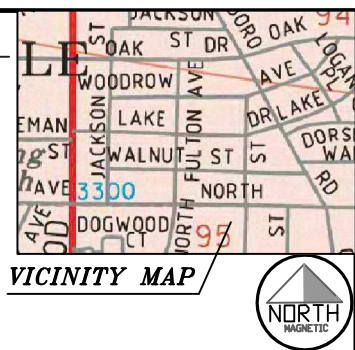
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- OT OPEN TOP PIN
- CT CRIMP TOP PIN
- RB REINFORCING BAR
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- LL LAND LOT
- L LINE
- R RADIUS
- CONC CONCRETE
- C CURVE
- PP POWER POLE
- WM WATER METER
- EM ELEC. METER
- GM GAS METER
- LP LAMP POLE
- SS SANITARY SEWER
- N&C NAIL & CAP
- FFE FIN. FLOOR ELEV.
- X-X- FENCE

ZONED: R-SF

FRONT: 15'
WHEELER ST: 11'
SIDE: 5'
REAR: 20'

LOT AREA:

6,011 sq. ft.
0.14 acres



VEDDER SURVEYS & ASSOCIATES, LLC
39 Forsyth Landing Blvd.,
Forsyth, Ga. 31029
TELEPHONE (678) 544-2585
EMAIL: GEORGE@VEDDERSURVEY.COM



SURVEY CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67

SURVEY ASBUILT FOR:

GDK INVESTMENT

ADDRESS: 461 NORTH AVE.,

LAND LOT 95 OF THE 14 TH DISTRICT FULTON CO. GA.

LOT	BLOCK	UNIT:
SCALE 1"=20'		
DATE: 04/19/2021		CITY OF HAPEVILLE, GA.

TABLE R502.3.1(2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential living areas, live load = 40 psf, L/Δ = 360)b										
JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
			2 × 6	2 × 8	2 × 10	2 × 12	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans							
			(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)	(ft - in.)
12	Southern pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern pine	#1	10-9	14-2	18-0	21-11	10-9	14-2	16-11	20-1
	Southern pine	#2	10-3	13-6	16-2	19-1	9-10	12-6	14-9	17-5
	Southern pine	#3	8-2	10-3	12-6	14-9	7-5	9-5	11-5	13-6
16	Southern pine	SS	10-2	13-4	17-0	20-9	10-2	13-4	17-0	20-9
	Southern pine	#1	9-9	12-10	16-1	19-1	9-9	12-7	14-8	17-5
	Southern pine	#2	9-4	11-10	14-0	16-6	8-6	10-10	12-10	15-1
	Southern pine	#3	7-1	8-11	10-10	12-10	6-5	8-2	9-10	11-8
19.2	Southern pine	SS	9-6	12-7	16-0	19-6	9-6	12-7	16-0	19-6
	Southern pine	#1	9-2	12-1	14-8	17-5	9-0	11-5	13-5	15-11
	Southern pine	#2	8-6	10-10	12-10	15-1	7-9	9-10	11-8	13-9
	Southern pine	#3	6-5	8-2	9-10	11-8	5-11	7-5	9-0	10-8
24	Southern pine	SS	8-10	11-8	14-11	18-1	8-10	11-8	14-11	18-0
	Southern pine	#1	8-6	11-3	13-1	15-7	8-1	10-3	12-0	14-3
	Southern pine	#2	7-7	9-8	11-5	13-6	7-0	8-10	10-5	12-4
	Southern pine	#3	5-9	7-3	8-10	10-5	5-3	6-8	8-1	9-6
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa. Note: Check sources for availability of lumber in lengths greater than 20 feet. a. End bearing length shall be increased to 2 inches. b. Dead load limit for one house in Seismic Design Category C and all structures in Seismic Design Categories D0, D1, and D2 shall be determined in accordance with Section R301.2.2.1.										
TABLE R802.4(1) CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)										
CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 psf							
			2 × 4	2 × 6	2 × 8	2 × 10				
			Maximum ceiling joist spans							
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)				
12	Southern pine	SS	12-11	20-3	Note a	Note a				
	Southern pine	#1	12-5	19-6	25-8	Note a				
	Southern pine	#2	11-10	18-8	24-7	Note a				
	Southern pine	#3	10-1	14-11	18-9	22-9				
16	Southern pine	SS	11-9	18-5	24-3	Note a				
	Southern pine	#1	11-3	17-8	23-4	Note a				
	Southern pine	#2	10-9	16-11	21-7	25-7				
	Southern pine	#3	8-9	12-11	16-3	19-9				
19.2	Southern -pine	SS	11-0	17-4	22-10	Note a				
	Southern pine	#1	10-7	16-8	22-0	Note a				
	Southern pine	#2	10-2	15-7	19-8	23-5				
	Southern pine	#3	8-0	11-9	14-10	18-0				
24	Southern pine	SS	10-3	16-1	21-2	Note a				
	Southern pine	#1	9-10	15-6	20-5	24-0				
	Southern pine	#2	9-3	13-11	17-7	20-11				
	Southern pine	#3	7-2	10-6	13-3	16-1				
Check sources for availability of lumber in lengths greater than 20 feet. For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa. a. Span exceeds 26 feet in length.										

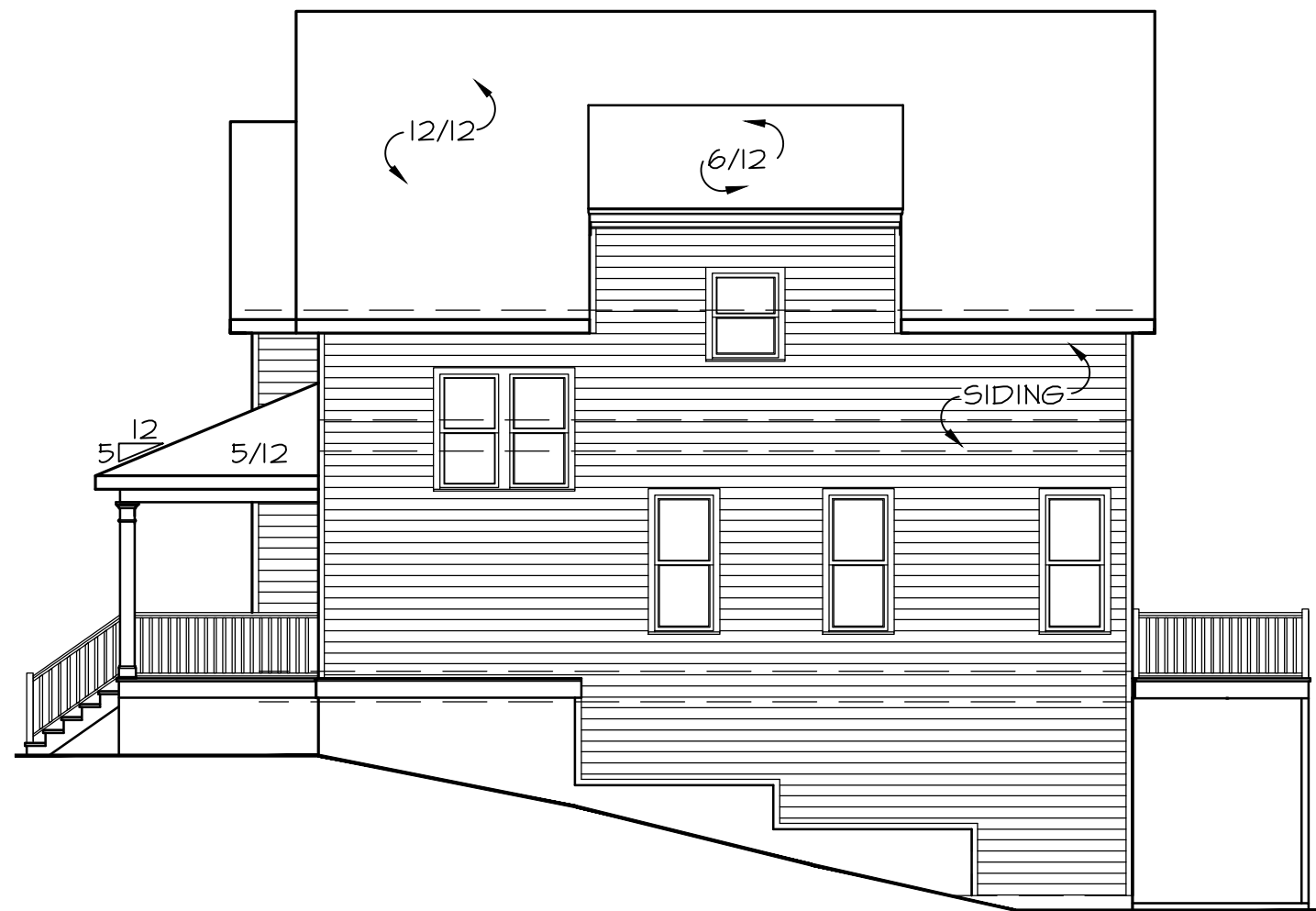


461 NORTH AVE
HAPEVILLE, GA 30354

APPLICABLE CODES	
GA AMENDMENTS	
2018 INTERNATIONAL BUILDING CODE	2020
2018 INTERNATIONAL RESIDENTIAL CODE	2020
2018 INTERNATIONAL FIRE CODE	NONE
2018 INTERNATIONAL PLUMBING CODE	2020
2018 INTERNATIONAL MECHANICAL CODE	2020
2018 INTERNATIONAL FUEL GAS CODE	2020
2017 NATIONAL ELECTRICAL CODE	NONE
2015 INTERNATIONA ENERGY CODE	2020
2018 SWIMMING POOL & SPA CODE	2020

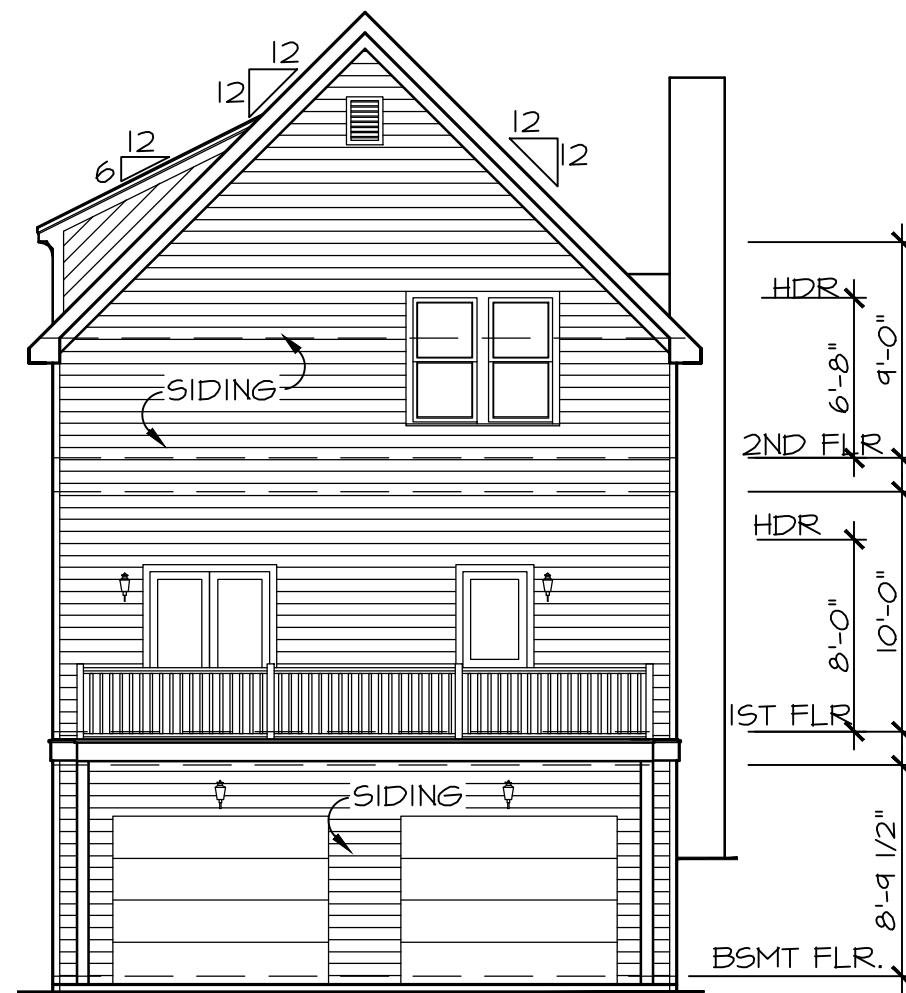
GENERAL NOTES			
PROJECT DESCRIPTION/SUMMARY			
NEW SINGLE FAMILY HOUSE WITH FRONT PORCH AND REAR DECK			
HEATED AREA		NON-HEATED AREA	
FIRST FLOOR	1010 SF	FRONT PORCH	171 SF
SECOND FLOOR	931 SF	REAR DECK	192 SF
TOTAL	1941 SF		
TERMITE:	SEVERE	STORIES:	1 1/2
WEATHER:	MODERATE	HEIGHT:	33'-4"
FROST LINE DEPTH:	12"	FLOOD HAZARD:	NO
MEAN ANNUAL TEMP:	66.2°	TYPE DEAD LOADS:	10 psf
WINTER DESIGN TEMP:	22°	TYPE LIVE LOADS:	40 psf
GROUND SNOW LOAD:	5 psf	TYPE ROOF LOADS:	20 psf
SEISMIC DESIGN CATEGORY:	B	WIND SPEED 90 mph & CATEGORY	C

TABLE R802.5.1(1) RAFTER SPANS FOR COMMON LUMBER SPECIES (Roof live load=20 psf, ceiling not attached to rafters, L/A = 180)												
RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
			2 x 4	2 x 6	2 x 8	2 x 10	2 x 12	2 x 4	2 x 6	2 x 8	2 x 10	2 x 12
			Maximum rafter spans a									
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Southern pine	SS	11-3	17-8	23-4	Note b	Note b	11-3	17-8	23-4	Note b	
	Southern pine	#1	10-10	17-0	22-5	Note b	Note b	10-6	15-8	19-10	23-2	
	Southern pine	#2	10-4	15-7	19-8	23-5	Note b	9-0	13-6	17-1	20-3	
16	Southern pine	SS	8-0	11-9	14-10	18-0	21-4	6-11	10-2	12-10	15-7	
	Southern pine	SS	10-3	16-1	21-2	Note b	Note b	10-3	16-1	21-2	25-7	
	Southern pine	#1	9-10	15-6	19-10	23-2	Note b	9-1	13-7	17-2	20-1	
19.2	Southern pine	#2	9-0	13-6	17-1	20-3	23-10	7-9	11-8	14-9	17-6	
	Southern pine	#3	6-11	10-2	12-10	15-7	18-6	6-0	8-10	11-2	13-6	
	Southern pine	SS	9-8	15-2	19-11	25-5	Note b	9-8	15-2	19-7	23-4	
24	Southern pine	#1	9-3	14-3	18-1	21-2	25-2	8-4	12-4	15-8	18-4	
	Southern pine	#2	8-2	12-3	15-7	18-6	21-9	7-1	10-8	13-6	16-0	
	Southern pine	#3	6-4	9-4	11-9	14-3	16-10	5-6	8-1	10-2	12-4	
24	Southern pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	13-10	17-6	20-10	
	Southern pine	#1	8-7	12-9	16-2	18-11	22-6	7-5	11-1	14-0	16-5	
	Southern pine	#2	7-4	11-0	13-11	16-6	19-6	6-4	9-6	12-1	14-4	
24	Southern pine	#3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	
	Check sources for availability of lumber intergrade greater than 20 feet.											
	For S1: 1inch=25.4 mm, 1foot=304.8 mm, 1pound per square foot=0.0478 kPa.											
a. The tabulated rafter spans assume that ceiling joists are located at the bottom of the attic space or that some other method of resisting the outward push of the rafters only such as rafter ties, is provided at that location. When ceiling joists or rafter ties are located higher in the attic space, the rafter spans shall be multiplied by the factor given below where:												
ACHTH			Rafter Span Adjustment Factor									
V3			0.67									
V4			0.76									
V5			0.83									
V6			0.80									
V7.5 or less			1.00									
AC = Height of ceiling joist or rafter ties measured vertically above the top of the rafter support walls.												
H5 = Height of roof ridge measured vertically above the top of the rafter support walls. b. Spacedoes26 feet intergrade.												
TABLE R802.5(2) GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS												
Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir and required number of jack studs												
HEADER AND GIRDERS SUPPORTING	SIZE	BUILDING Width (feet)										
		20		28		35						
One floor only	span	NJ		span		NJ		span		NJ		
	2-2 x 4	3-1	1	2-8	1	2-5	1					
	2-2 x 6	4-6	1	3-11	1	3-6	1					
	2-2 x 8	5-9	1	5-0	2	4-5	2					
	2-2 x 10	7-0	2	6-1	2	5-5	2					
	2-2 x 12	8-1	2	7-0	2	6-3	2					
	3-2 x 8	7-2	1	6-3	1	5-7	2					
	3-2 x 10	8-9	1	7-7	2	6-9	2					
	3-2 x 12	10-2	2	8-10	2	7-10	2					
	4-2 x 8	9-0	1	7-8	1	6-9	1					
	4-2 x 10	10-1	1	8-9	1	7-10	2					
	4-2 x 12	11-9	1	10-2	2	9-1	2					
Two floors	2-2 x 4	2-2	1	1-10	1	1-7	1					
	2-2 x 6	3-2	2	2-9	2	2-5	2					
	2-2 x 8	4-1	2	3-6	2	3-2	2					
	2-2 x 10	4-11	2	4-3	2	3-10	3					
	2-2 x 12	5-9	2	5-0	3	4-5	3					
	3-2 x 8	5-1	2	4-5	2	3-11	2					
	3-2 x 10	6-2	2	5-4	2	4-10	2					
	3-2 x 12	7-2	2	6-3	2	5-7	3					
	4-2 x 8	6-1	1	5-3	2	4-8	2					
	4-2 x 10	7-2	2	6-2	2	5-6	2					
	4-2 x 12	8-4	2	7-2	2	6-5	2					
	For S1: 1inch=25.4 mm, 1foot=304.8 mm											
a. Spans are given in feet and inches.												
b. Tabulated values assume #2 grade lumber												
c. Building width is measured perpendicular to the ridge. For the width between these shown, spans are permitted to be interpolated.												
d. NJ = Number of jack studs required to support each end. Where the number of required jack studs equals one, the header is permitted to be supported by an approved framing and/or attached to the full-height wall stud and to the header.												



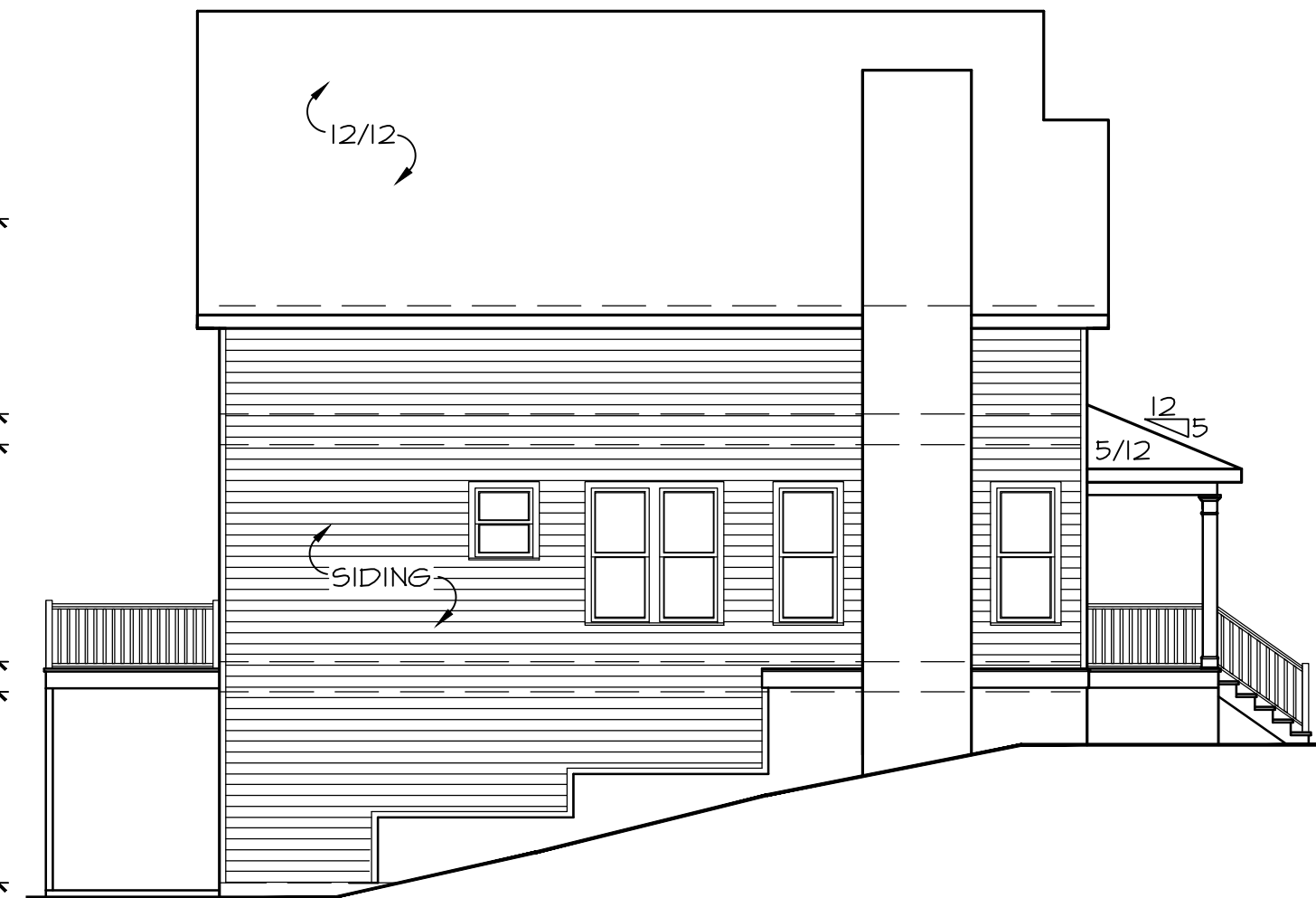
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



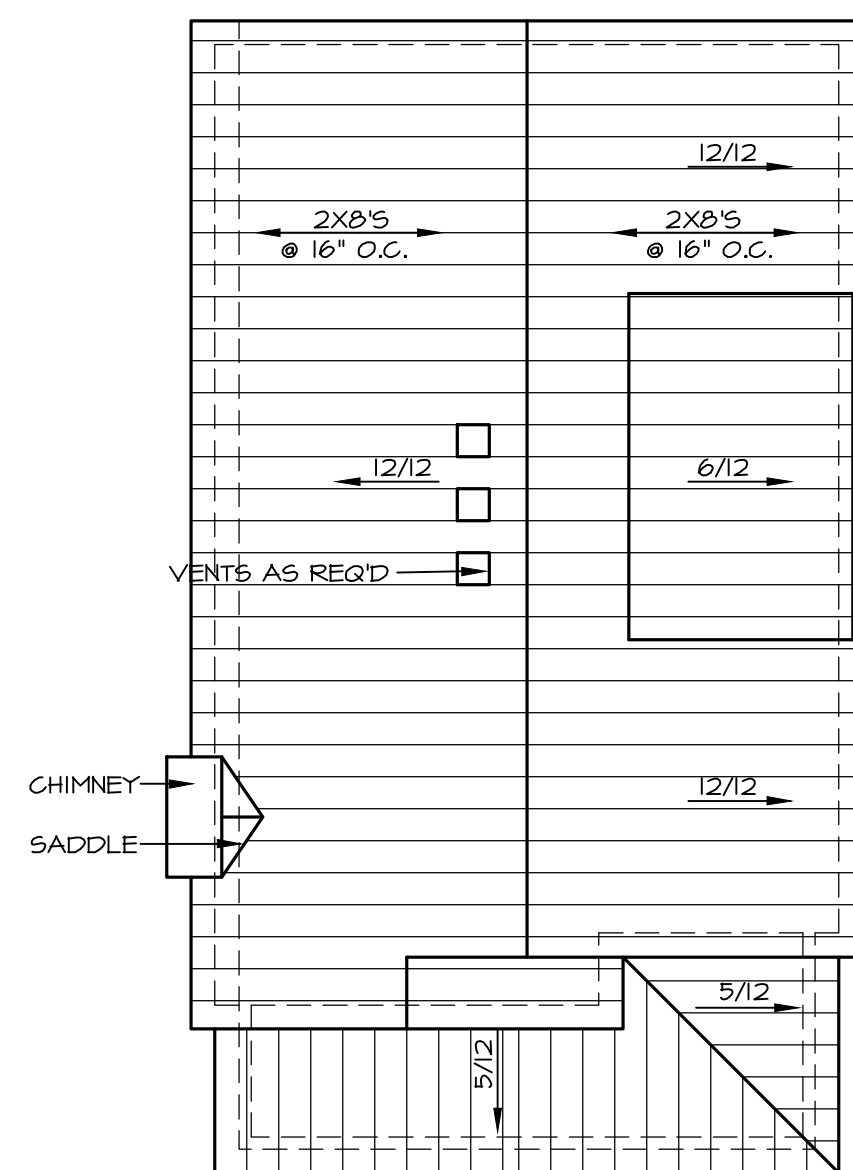
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

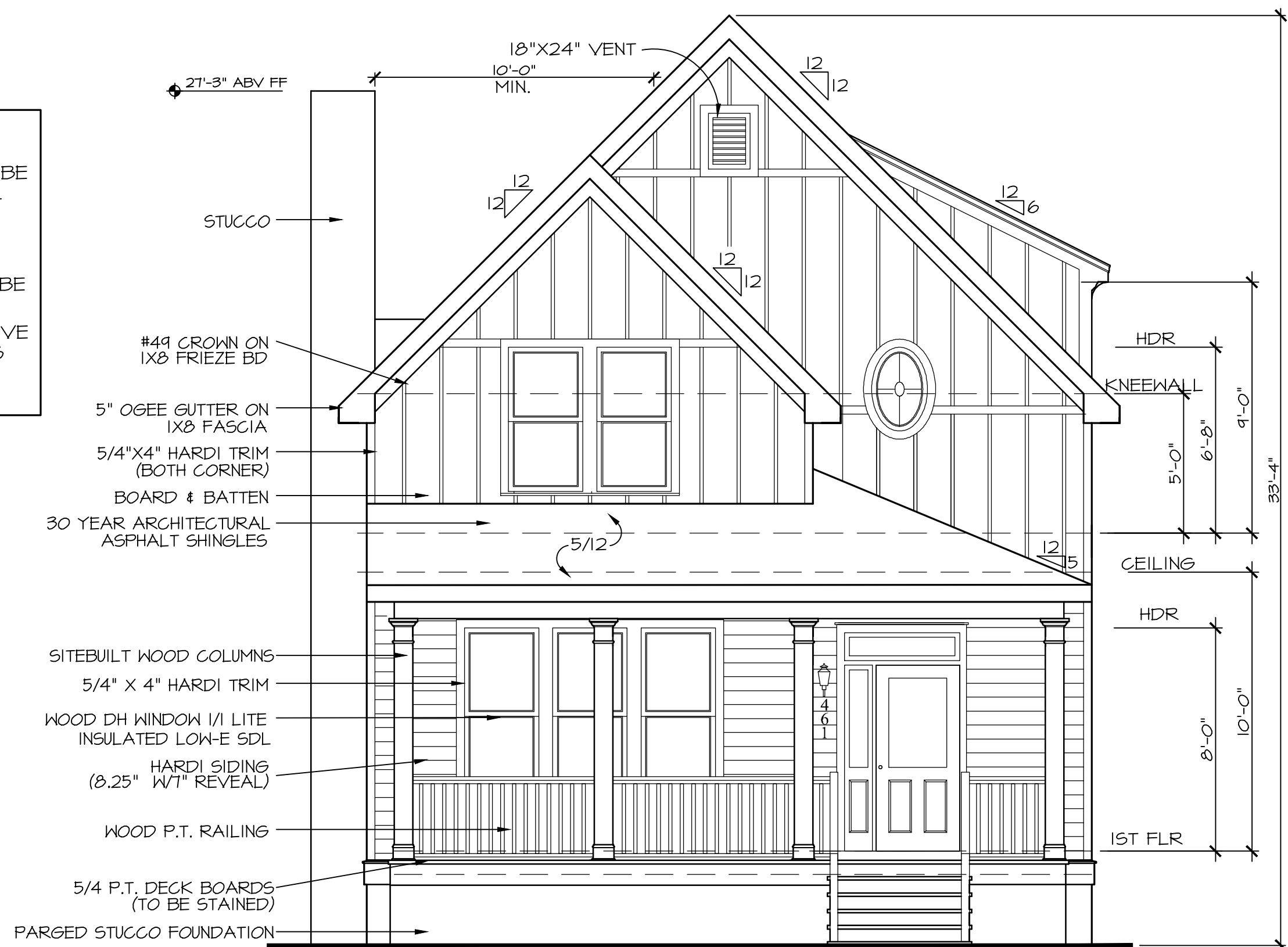
SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

- NOTE:
1. ROOF SHINGLES TO BE 30 YEAR ARCHITECTURAL
 2. GUTTERS & DOWNSPOUTS TO BE GALVANIZED BAKED ENAMEL ALUMINUM
 3. ALL WINDOWS TO BE SDL NON TINTED GLASS
 4. ALL WINDOWS PANES SHALL BE RECESSED MIN. 2"
 5. ALL DOUBLE WINDOWS TO HAVE A 6" MULL BETWEEN WINDOWS
 6. ALL WINDOWS TO HAVE A WOOD SILL



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Designed By:
JAZ Development
Company, Inc.
Designer*Builder
P.O. BOX 1326 MABLETON, GA 30126
(678) 234-8094

Prepared For:
**GD EVANS
& ASSOCIATES**

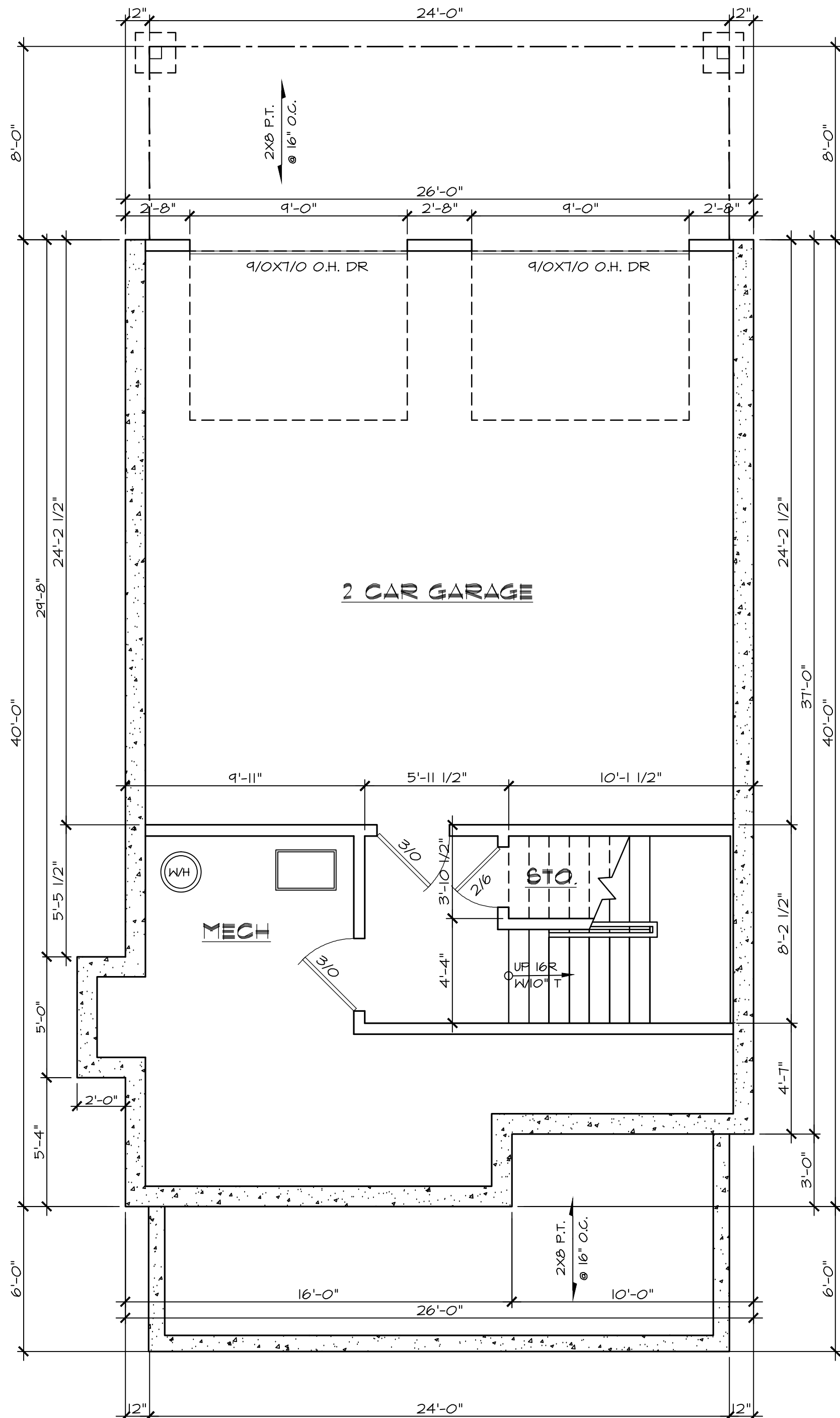
**RELEASED FOR
CONSTRUCTION**

Drawn By: **R. BETHELY**
Date: **6/4/2021**
Project No:
Scale: **NOTED**

Address:
**461 NORTH AVE
HAPEVILLE, GA 30354**

Model Name:
KIRKWOOD
Sheet Title:
FRONT ELEVATION

Sheet:
A1.1



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

Designed By:
JAZ Development
Company, Inc.
Designer*Builder
P.O. BOX 1326 MAPLETON, GA 30126
(678) 234-8094

Prepared For:
**GD EVANS
& ASSOCIATES**

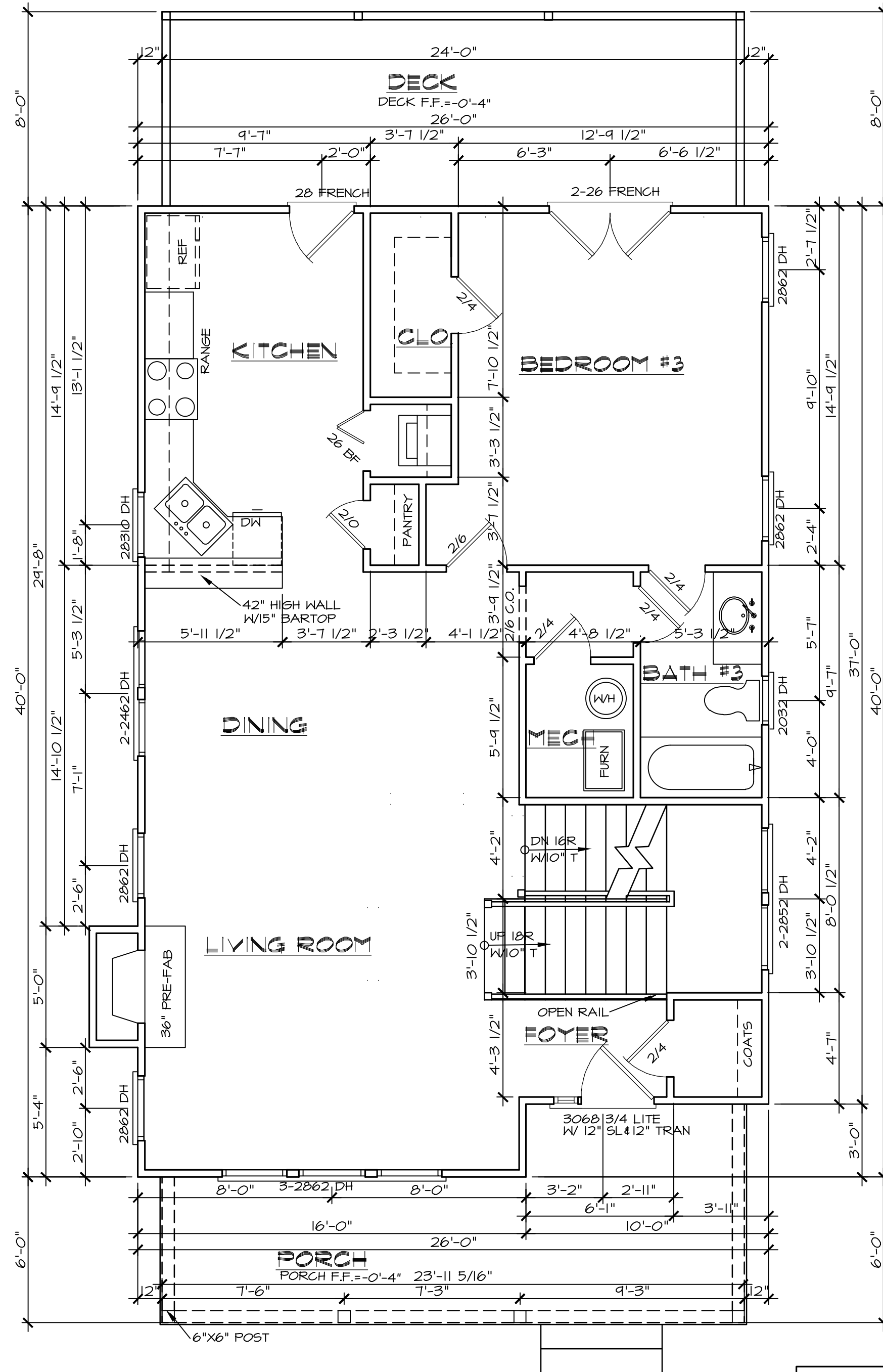
**RELEASED FOR
CONSTRUCTION**

Drawn By: R. BETHEL
Date: 6/4/2021
Project No:
Scale: NOTED

Address:
**461 NORTH AVE
HAPEVILLE, GA 30354**

Model Name:
KIRKWOOD
Sheet Title:
BASEMENT FLOOR PLAN

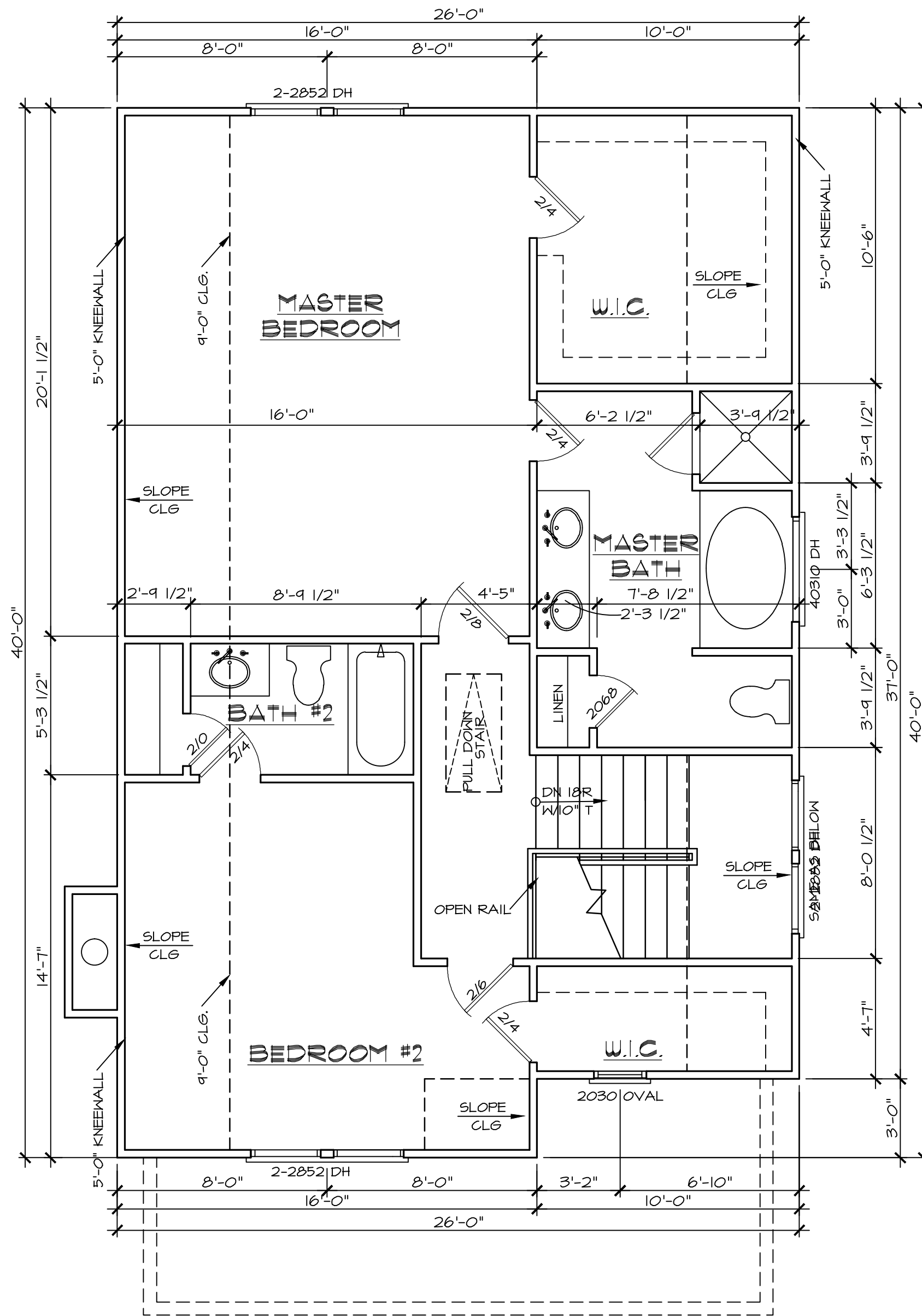
Sheet:
A2.1



FIRST FLOOR PLAN

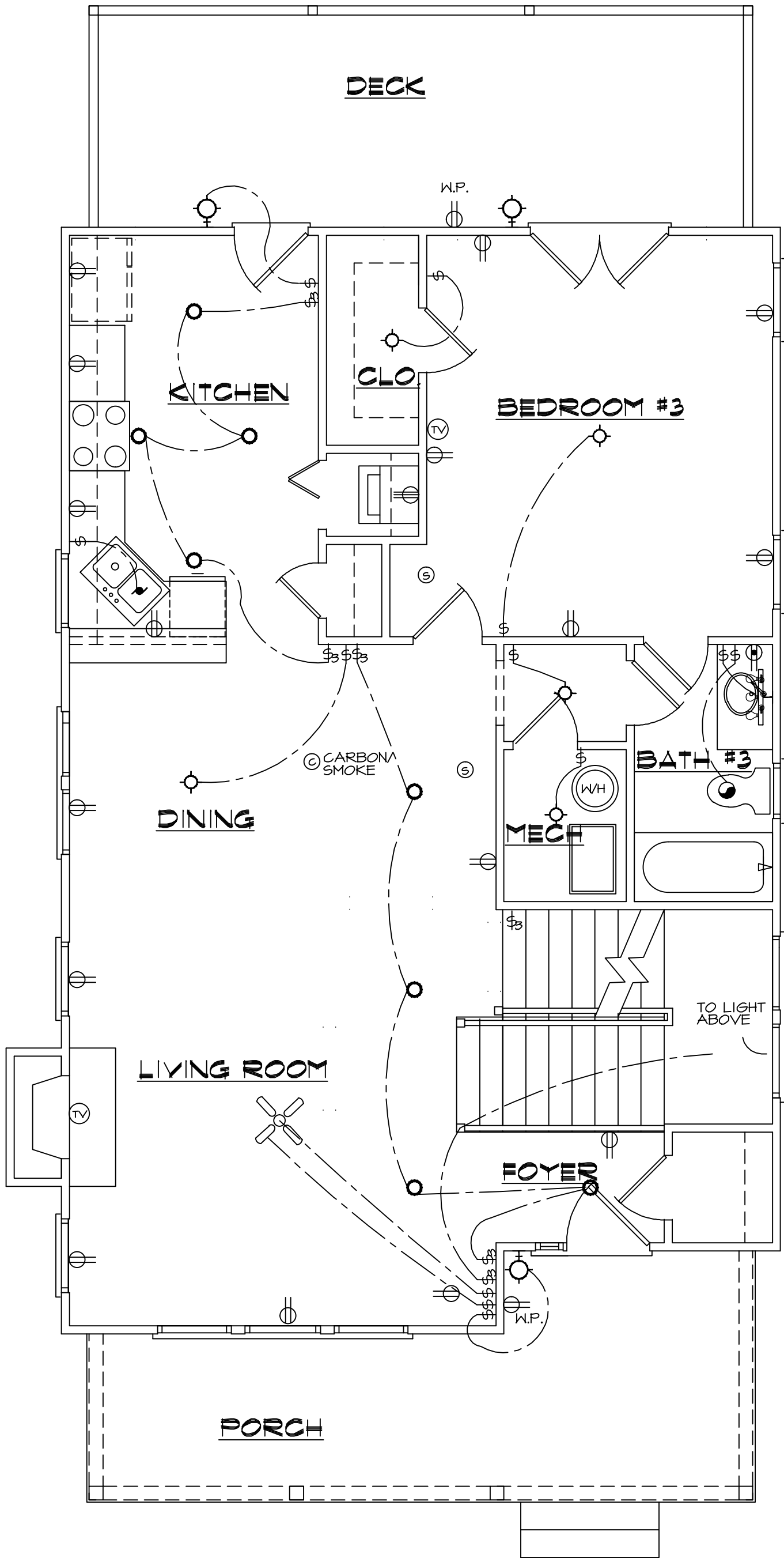
SCALE: 1/4" = 1'-0"

AREA SUMMARY	
	HEATED SQ. FT.
FIRST FLOOR	1010 SQ. FT.
SECOND FLOOR	931 SQ. FT.
TOTAL	1941 SQ. FT.

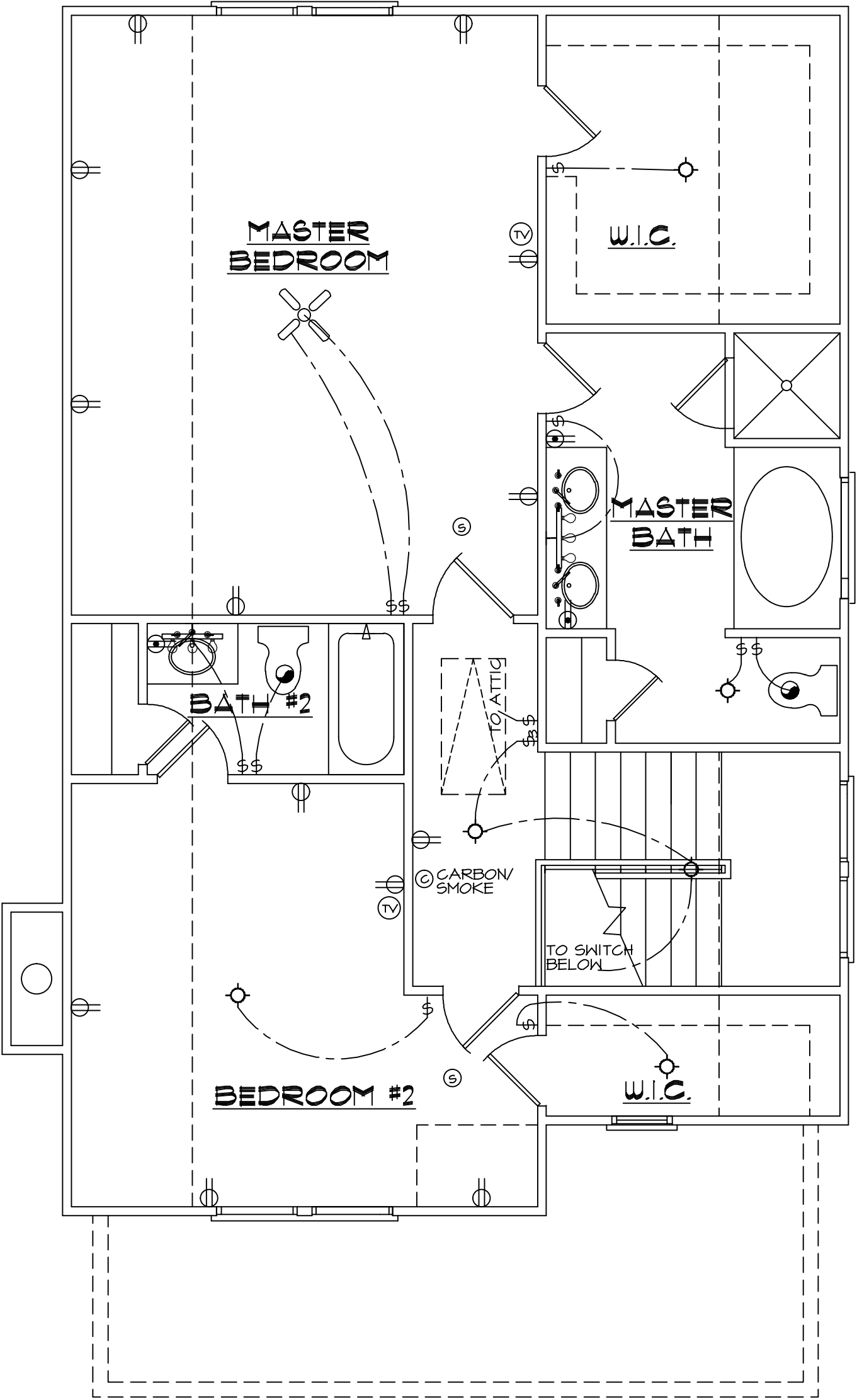


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRIC PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR ELECTRIC PLAN
SCALE: 1/4" = 1'-0"



Hapeville

georgia

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: August 3, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 461 North Ave

BACKGROUND

The City of Hapeville has received a site plan application from Greg Evans of GDK Investments to construct a new single-family dwelling at 461 North Ave. The two-story 1,941 SF dwelling will have three bedrooms and three bathrooms and an attached garage. The lot is currently vacant.

The property is zoned R-SF -Single Family Residential and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

Sec. 93-11--1 - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2 - Permitted uses.

The following uses are permitted in any R-SF zone:

- (1) One-family dwellings detached;
- (2) Group homes, subject to the restrictions in section 93-2-19;
- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **R-SF Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	40	4,000	4,000	N/A	1,000	70	15	15	5	20	2½	35	2 DU	1

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
 - **No compass rose/north arrow provided.**
 - **The lot is vacant.**
 - **The notation and setback line on the Survey is incorrect showing the Wheeler Street setback as 11'**
 - **Setback dimensions are not provided:**
 - **Front setback for the porch and steps encroaches in the 15' setback along North Ave. When providing setbacks, use the closest vertical element. All vertical elements of the dwelling must be located out of the setback.**
 - **West side setback is shown as 5' but eaves and chimney appear to be in the setback. This is not compliant.**
 - **East side setback is shown as 16.7' and is compliant.**
 - **Rear setback is within the building limits (outside of the setback) but dimension has not been provided. Please provide.**
 - **The proposed new single family dwelling will be 33' 4" from the front grade, which is compliant.**
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - **The plans include a 10' proposed driveway.**
 - **The plans show an existing sidewalk.**
 - **The plans do include a walkway from the entrance to the street.**
 - c. The locations, area and number of proposed parking spaces.
 - **Parking will be provided in an attached garage.**
 - d. Existing and proposed grades at an interval of five feet or less.
 - **Existing grades are shown.**
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
 - **See arborist report for findings.**
 - f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
 - **See arborist report for findings.**

- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Not applicable to residential development.***
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***Not applicable.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (4) *Project data.*
 - a. Site area (square feet and acres).
 - ***The minimum lot size is 4,000 SF. The proposed site area is 6,011 sf or .14 ac, which is compliant.***
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
 - ***The maximum lot coverage allowed is 70%, or 4,207 SF. The plans indicate that the total lot coverage will be 2,359 or 39.24%. The area breakdown is: house 1010 SF, front porch 171 SF, driveway 936 SF, deck 192 SF, and walkway 50 SF.***
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - ***The application states 3 bedrooms and 3 baths and 1,941 SF***
 - d. Floor area in nonresidential use by category.
 - ***Not applicable.***
 - e. Total floor area ratio and/or residential density distribution.
 - ***The minimum required area is 1,000 SF. The proposed 1,941 SF single family dwelling is compliant.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.

- ***Parking will be provided in the attached garage.***

(5) ***Project report.*** A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

- ***The overall project includes the construction of a 2 story single-family house.***
- ***Authorization of the property owner has been provided.***
- ***The development schedule has not been provided.***

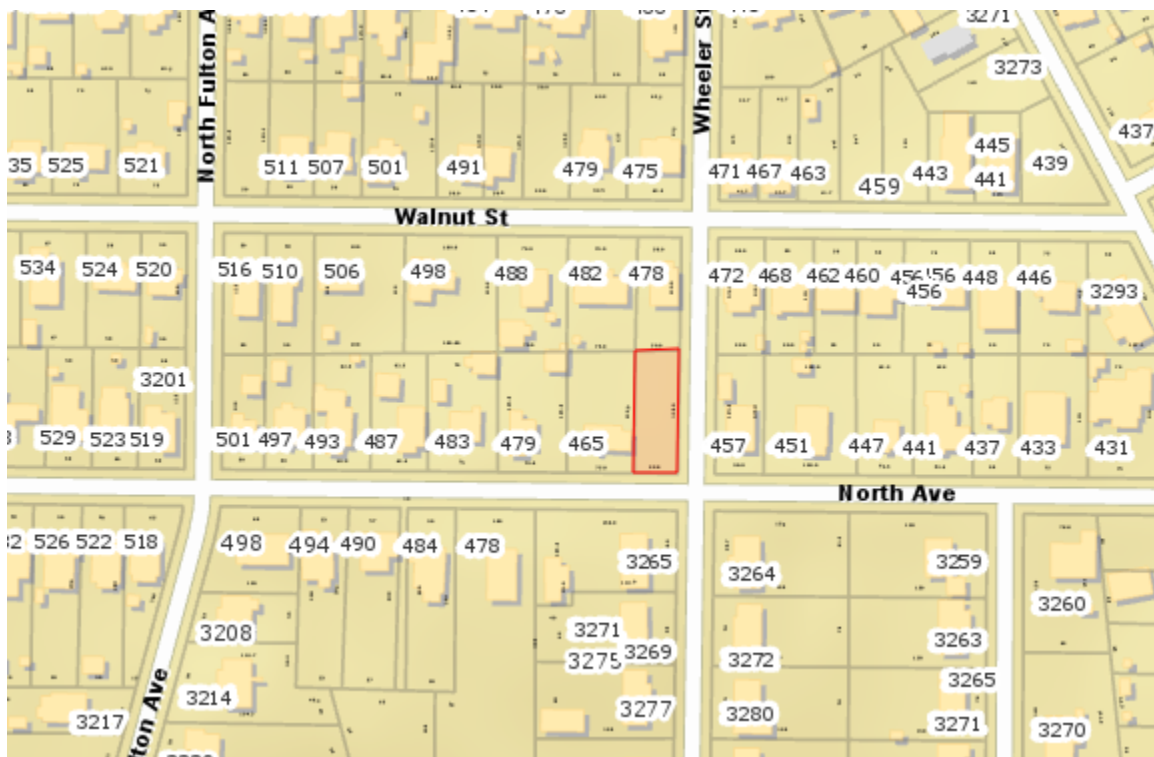
RECOMMENDATION

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- *Provide north arrow/compass rose on survey.*
- *Correct Wheeler Street setback to 15' on survey.*
- *Show all actual setback dimensions.*
- *Relocate the house, chimney, eaves, outside of the front and side setback.*
- *Address all deficiencies from the arborist report.*
- *Provide a development schedule.*

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

Upon remedy of the aforementioned deficiencies, the site plan is recommended for approval.



Location Map – 461 North Ave

21-PC-08-36

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Thomas Davis III

Mailing Address: 268 Maple St. Hapeville GA 30354

Telephone _____ Mobile # _____ Email _____

Property Owner (s) 3ELKSDesign LLC

Mailing Address 101 Honeysuckle Lane, Peachtree City, GA 30269

Telephone 4042479281 Mobile # _____

Address/Location of Property: 346 Colorado Avenue

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0066-0002-039-8

Present Zoning Classification: R-O Size of Tract: .23 acre(s)

Present Land Use: Detached Single Family (Vacant)

Please check the following as it applies to this application

☒ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

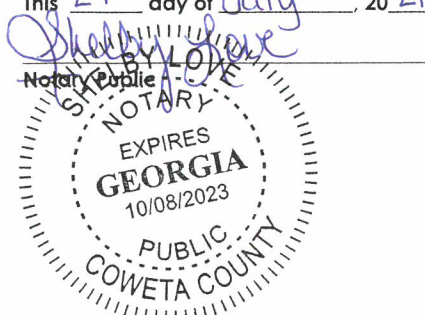
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Thomas Davis III
Applicant's signature

Date: July 27, 2021

Sworn to and subscribed before me

This 27 day of July, 2021.



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

2200 Square Foot Detached Single Family Home with attached Rear Garage. Modern Farmhouse Style home with exterior materials that include fiber cement siding, board and batten, and asphalt shingles.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

346 Colorado Avenue
Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Thomas Davis III

Address of Applicant
268 Maple St. Hapeville, GA 30354

Telephone of Applicant
[REDACTED]

[Signature]
Signature of Owner

ZEKSDSIGN LLC
Print Name of Owner

Personally Appeared Before Me this 27 day of July, 2021.

[Signature]
Notary Public



Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please initial each item on the list above certifying the all required information has been included on the site plan)

TD A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

TD Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

TD The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

TD Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

- TD The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- TD The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.
- TD Existing and proposed grades at an interval of five (5) feet or less.
- TD The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).
- TD A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.
- TD The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.
- TD The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.
- TD The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- TD Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- TD Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- TD Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- TD Site area (square feet and acres).
- TD Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- TD Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- TD Total floor area ratio and/or residential density distribution.
- TD Number of parking spaces and area of paved surface for parking and circulation
- TD At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please initial each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: Thomas Davis
Date July 27, 2021

TANIA & JOHN B WISMER
COLORADO AVE
LOT 2

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 66, 14TH DISTRICT OF FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWOODS PLACE (50 FOOT RIGHT-OF-WAY), NORTH 89 DEGREES 16 MINUTES 30 SECONDS WEST, 190.64 FEET FROM THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO AVENUE;

THENCE, NORTH 89 DEGREES 16 MINUTES 30 SECONDS WEST, 60.00 FEET TO AN AXLE;
THENCE, NORTH 33 DEGREES 16 MINUTES 00 SECONDS EAST, 213.25 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, 60.29 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 287.00 FEET AND A CHORD BEARING SOUTH 52 DEGREES 03 MINUTES 29 SECONDS EAST, 60.18 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 43 DEGREES 31 MINUTES 24 SECONDS WEST, 61.67 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 33 DEGREES 16 MINUTES 00 SECONDS WEST, 32.06 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 32 DEGREES 10 MINUTES 49 SECONDS WEST, 83.34 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **0.23 ACRES (10,054 SQUARE FEET)**.

1. OWNER/BUILDER:
3 ELKSDESIGN, LLC
346 COLORADO AVE
HAPEVILLE, GA 30354

2. 24 HOUR EMERGENCY CONTACT:
THOMAS DAVIS III
678-472-8209

3. ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281

4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.

5. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: PLAT RECORDED IN FULTON COUNTY RECORDS.

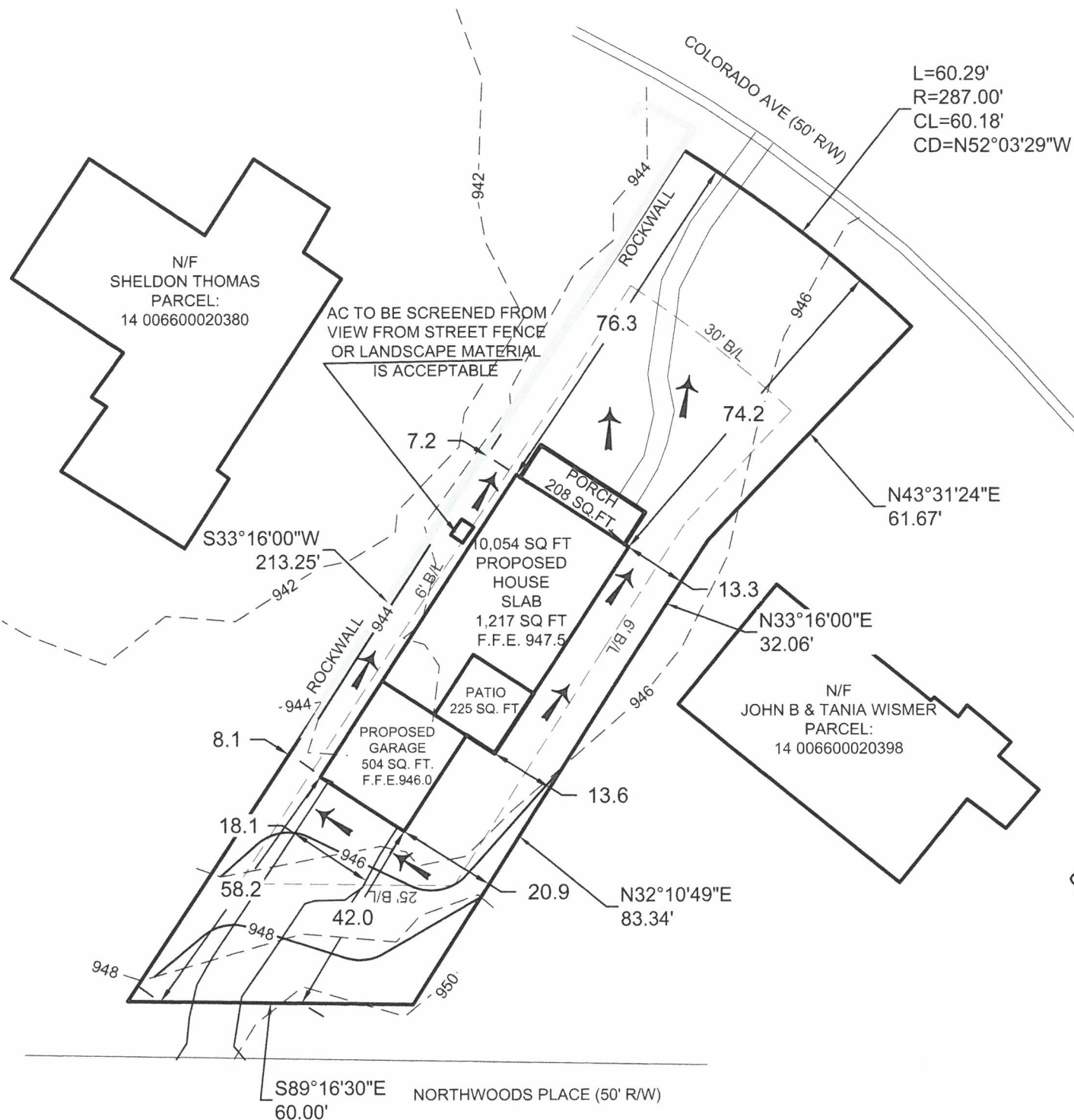
6. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

7. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.

8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.

9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

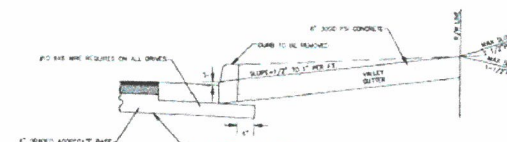
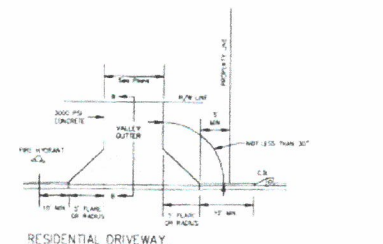
FRONT SETBACK: 30 FOOT
REAR SETBACK: 25 FOOT
SIDE SETBACK: 6 FOOT



DRIVEWAY/INTERSECTION USE	WIDTH IN FEET	MIN. RADIUS IN FEET	
	MIN.	MAX.	
PEDESTAL DRIVEWAY	14'	18'	BY TRAILER OR FLARE

CONCRETE DRIVES	
RESIDENTIAL	COMMERCIAL
6" CONCRETE VALLEY GUTTER	8" CONCRETE VALLEY GUTTER
4" CONCRETE DRIVEWAY	8" CONCRETE DRIVEWAY

NOTE: PUBLIC STREET INTERSECTIONS SHALL BE ASPHALT.



NOTE:
MAXIMUM DRIVEWAY GRADES SHOWN ABOVE ARE INTENDED FOR RESIDENTIAL DRIVEWAYS WHERE
FLATTER GRADES ARE NOT FEASIBLE. DESIGNER TO DETERMINE ACTUAL DRIVEWAY GRADE.

NOTE:
THE DESIGNER MUST NOT ALLOW SURFACE RUNOFF FROM THE ROADWAY AND RIGHT-OF-WAY
TO DRAIN OFF THE RIGHT-OF-WAY INTO A DRIVEWAY AND ON TO PRIVATE PROPERTY
UNLESS THROUGH A DESIGNATED STORMWATER CONVEYANCE STRUCTURE.

NOTES:

ZONING: R-0
SLAB SQ. FT.
GARAGE SQ. FT.
DRIVEWAY SQ. FT.
FRONT STOOP/PORCH
WALKWAY SQ. FT.
PATIO SQ. FT.
TOTAL IMPERVIOUS SQ. FT.
LOT SQ.FT
TOTAL IMPERVIOUS AREA

1,217 SQ. FT.
504 SQ. FT.
670 SQ. FT.
208 SQ. FT.
304 SQ. FT.
225 SQ. FT.
3,128 SQ. FT.
10,054 SQ. FT.
31%

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

SHEET NUMBER:

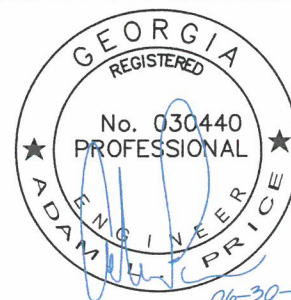
DATE:	06-30-2021
SCALE:	1" = 30'
DRAWN BY:	RM
REVIEWED BY:	WR

REVISIONS

- 1.
- 2.
- 3.
- 4.
- 5.



Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811



GSWCC# 0000009371

HOUSE LOCATION PLAN FOR:
**346 COLORADO
AVENUE**

LOCATED IN:

LAND LOT 66, 14TH DISTRICT
CITY OF Hapeville, Fulton County, Georgia

CIVIL ENGINEERING	LAND PLANNING	LAND SURVEYING
------------------------------	--------------------------	---------------------------

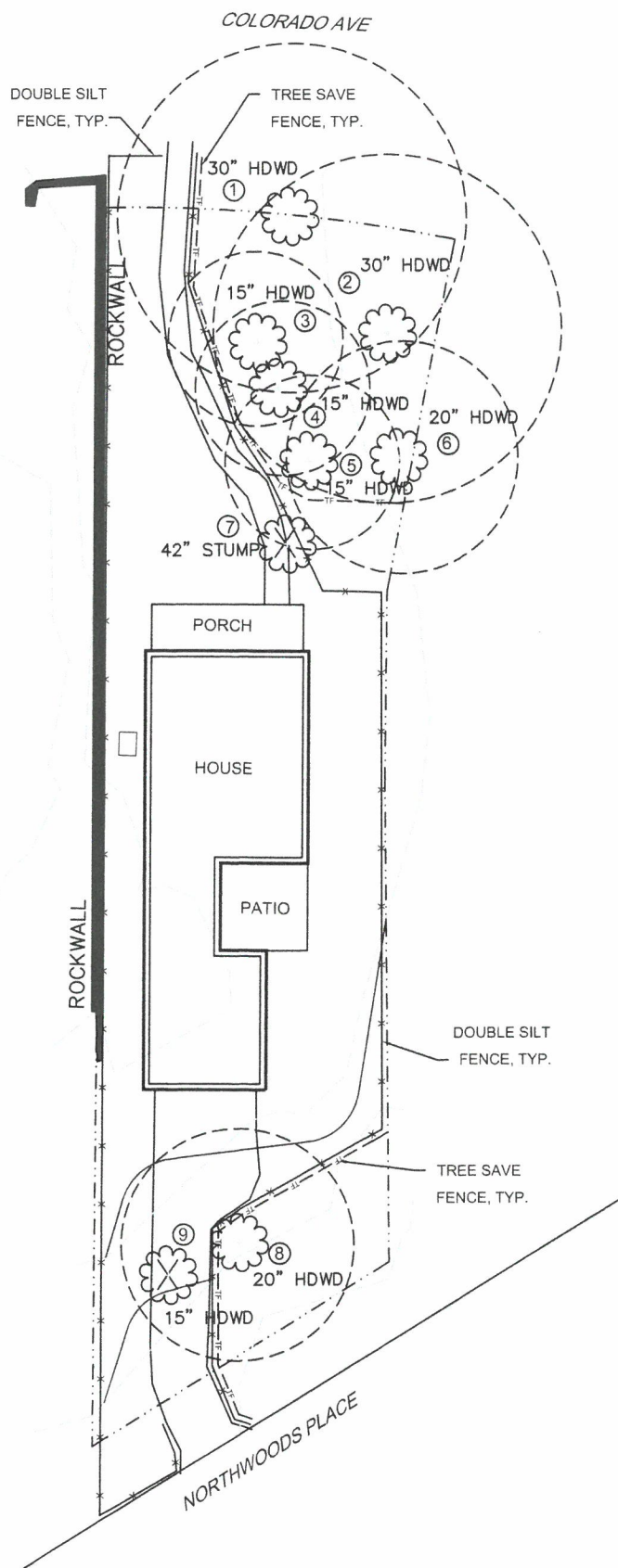


STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 • Fax (770)389-8655

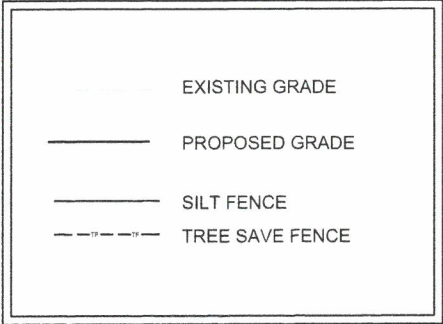
NEWMAN OFFICE
40 GREENWAY CT., STE. A
NEWMAN, GEORGIA 30263
Ph. (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE 100
CUMMING, GEORGIA 30008
DE (478) 807-7100

www.fdc-llc.co



LEGEND



OWNER:
3ELK DESIGN, LLC
101 HONEYSUCKLE LANE
PEACHTREE CITY, GA 30269

ENGINEER/ SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281

LANDSCAPE ARCHITECT:
CHAU WALL AND ASSOCIATES, LLC
285 WEST WIEUCA ROAD, #5303
ATLANTA, GA 30342

24 HOUR CONTACT:
THOMAS DAVIS III
678-472-8209

EXISTING TREES

NUM	TREE	REMOVED/PRESERVED	LANDMARK
1	30" HARDWOOD	PRESERVED	LANDMARK
2	30" HARDWOOD	PRESERVED	LANDMARK
3	15" HARDWOOD	PRESERVED	NO
4	15" HARDWOOD	PRESERVED	NO
5	15" HARDWOOD	PRESERVED	NO
6	20" HARDWOOD	PRESERVED	NO
7	42" STUMP	REMOVED	NO
8	20" HARDWOOD	PRESERVED	NO
9	15" HARDWOOD	REMOVED	NO

SITE MAP



SITE:

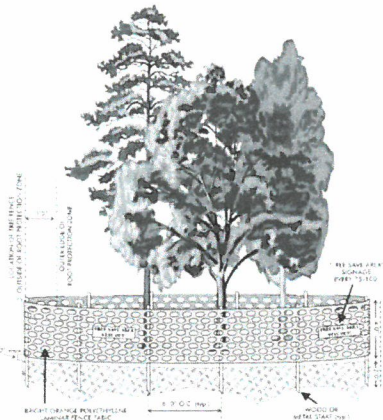
LOT SIZE: 10,054 SF (.23 ACRES)

DENSITY FACTOR:
.23 AC X 100 INCHES=23 INCH REQUIRED

145 INCHES TO REMAIN

EXISTING TREES TO REMAIN SHALL
SATISFY DENSITY FACTOR REQUIREMENT

DISTURBED AREA:
7,260 SF (.17 ACRES)



TREE SAVE FENCE

TREE CONSERVATION PLAN NOTES:

The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.

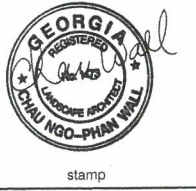
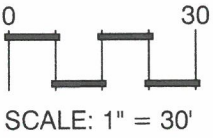
The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



Chau Wall and Associates, LLC
285 West Wieuca Road NE #5303
Atlanta, GA 30342
404-456-7071
www.chauwallandassociates.com
cwall@chauwallandassociates.com

client

3ELKS Design, LLC
101 HONEYSUCKLE LN
PEACHTREE CITY, GA 30269

project

346 Colorado Ave
HAPEVILLE, GA

LAND LOT 66
14TH DISTRICT

revisions

08.01.20 update per arborist report

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All rights reserved. All information is believed to be accurate but is not warranted. Counts, materials, dimensions, and plant selections are subject to errors and omissions, and may change at any time without prior notice.

date: 07.08.20

drawn by: CW

checked by: CW

Tree Conservation Plan

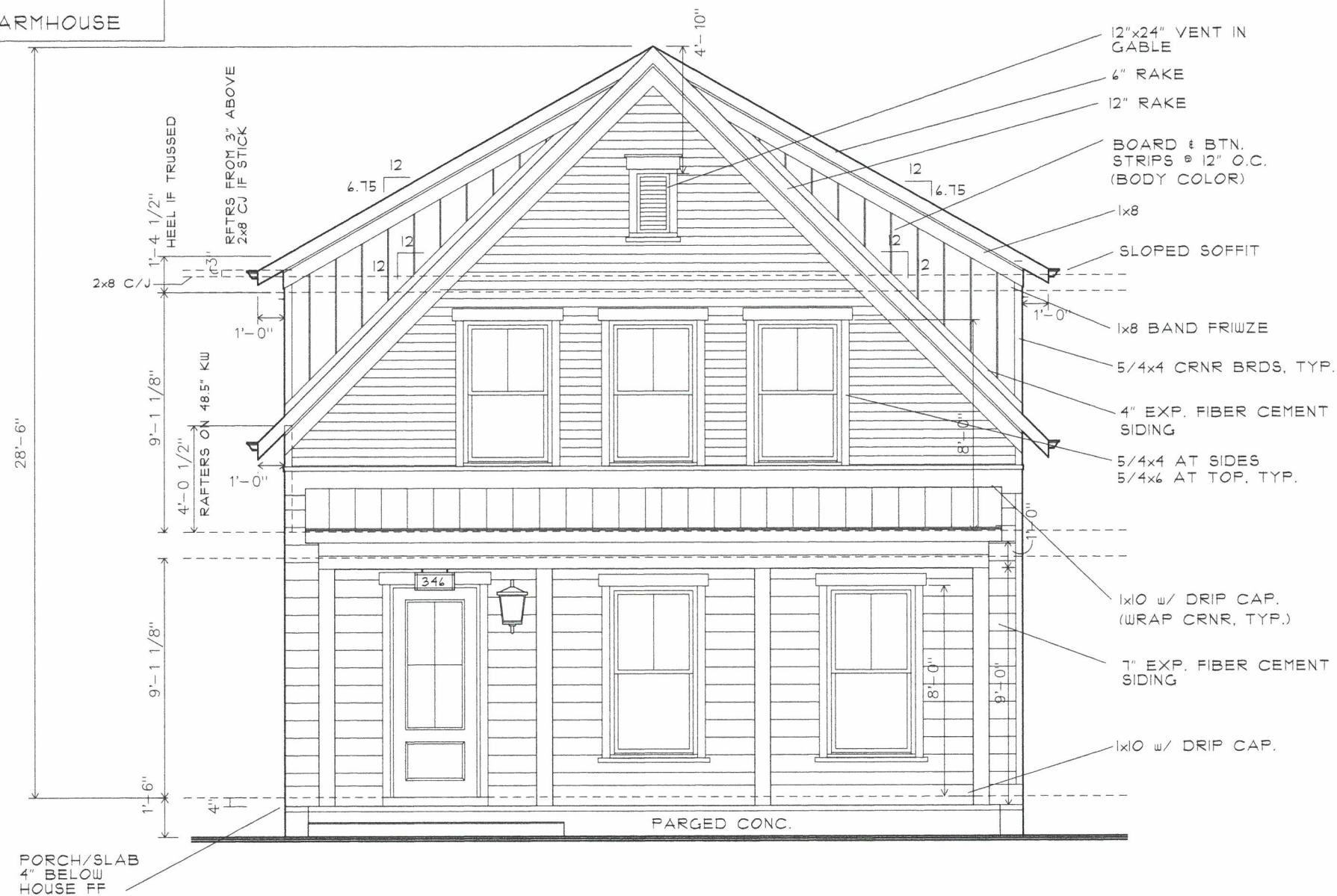
sheet

L-1

DESIGN CRITERIA ROOF LIVE LOAD: 20 PSF FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES) BASIC WIND VELOCITY: 90MPH SEISMIC DESIGN CATAGORY: B BEARING WALLS w/ LIGHT FRAME WALLS & WOOD STRUCTURAL PANELS GOVERNING CODES AND STANDARD INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL FIRE CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL PLUMBING CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL MECHANICAL CODE, 2018 EDITION w/ GA AMENDMENTS INTERNATIONAL FUEL GAS CODE, 2018 EDITION w/ GA AMENDMENTS NATIONAL ELECTRICAL CODE, 2020 EDITION, NO GA AMENDMENTS INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE A.I.S.C. MANUAL OF STEEL CONSTRUCTION T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES			PROJECT DATA - PROJECT ADDRESS: 346 COLORADO AVE. HAPEVILLE, GA 30354 - PROJECT DESCRPTION: SINGLE FAMILY RESIDENCE - CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED - OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED						
			OWNER 3ELKSDESIGN CONTACT: THOMAS DAVIS III 678. 412. 8209 SQUARE FOOTAGE 1st FLOOR HTD. 1220 SF 2nd FLOOR HTD. 980 SF TOTAL HEATED 2200 SF FRONT PORCH 208 SF REAR PATIO 225 SF GARAGE 500 SF TOTAL UNHEATED 933 SF		SHEET INDEX A.0 COVER A.1 FRONT ELEV A.2 LEFT ELEV A.3 REAR ELEV A.4 RIGHT ELEV A.5 1st FLOOR PLAN A.6 2nd FLOOR PLAN S.1 FOUNDATION PLAN S.2 FLOOR FRAMING S.3 CLG. FRAMING S.4 ROOF TRUSS LAYOUT E.1 1st FLOOR ELECTRICAL E.2 2nd FLOOR ELECTRICAL D.1 WALL SECTION, FTG DTL D.2 STAIR DETAIL				
GENERAL NOTES 1. ALL EXTERIOR FINISH MATERIALS SHALL BE COMPATIBLE AND COMPLY WITH w/ ALL CITY/COUNTY ORDINANCES. BUILDER TO VERIFY APPROVED MATERIALS 2. TEMPERED GLASS IS REQUIRED IF ALL THE FOLLOWING CONDITIONS EXIST: INDIVIDUAL PANE OF GLASS IS LARGER THAN 9 SF, BOTTOM EDGE IS LESS THAN 18" ABOVE FF, TOP EDGE IS GREATER THAN 36" ABOVE FLOOR. ANY WINDOW WITHIN A 24" ARC OF EITHER SIDE OF A DOOR AND IS LESS THAN 60" ABOVE THE FLOOR IS ALSO REQUIRED TO BE TEMPERED. WINDOWS LOCATED WITHIN 60" OF A BATHTUB OR SHOWER AND ARE LESS THAN 60" ABOVE THE FLOOR ARE ALSO REQUIRED TO BE TEMPERED 3. ALL ROOF LOADS OF COVERED DECKS AND PORCHES MUST TRANSFER TO THE SUPPORTING COLUMNS BELOW AND NOT THE DECK STRUCTURE. ADDITIONAL ROOF LOADING MUST BE USED TO CALCULATE MIN. FOOTING SIZE. 4. GARAGE DWELLING SEPARATION: GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AT ATTIC BY 1/2" MIN. DRYWALL ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 5/8" MIN. TYPE "X" DRYWALL. IF THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE HORIZONTAL SEPARATIONSHALL BE PROTECTED BY 1/2" MIN. DRYWALL. ANY AREA OF GARAGES LESS THAN 3' FROM A DWELLING SHALL BE PROTECTED WITH 1/2" MIN. DRYWALL ON INSIDE OF EXTERIOR WALLS. 5. CONSTRUCTION SHALL COMPLY w/ 2018 IRC w/ GA AMENDMENTS AND 2017 NEC. ALL ENGINEERED LUMBER SHALL COMPLY w/ MANUFACTURERES SPAN AND LOADING REQUIREMENTS. 6. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS, OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS AND ON EACH ADDITIONAL STORY (INCLUDING BASEMENTS AND HABITABLE ATTICS). A CARBON MONOXIDE DETECTOR IS ALSO REQUIRED OUTSIDE OF SLEEPING AREAS IN THE NEAR VICINITY OF BEDROOMS. 7. ALL ELECTRICAL INSTALLATION SHALL COMPLY WITH THE 2017 NEC. RECEPTACLE LOCATION, BRANCH CIRCUITS, AFCI AND GFCI PROTECTION SHALL BE PROVIDED PER ARTICLE 210 AND ALL OTHER APPLICABLE ARTICLES. 8. THE BUILDING THERMAL ENVELOPE SYSTEMS AND ELEC TRICAL POWER AND LIGHTING SYSTEMS SHALL COMPLY WITH TEH 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND THE STATE OF GA. AMENDMENTS. DUCT BLAST AND BLOWER DOOR TESTS SHALL BE CONDUCTED AND A COMPLIANCE REPORT PROVIDED. 9. FOR AIR PERMEABLE INSULATION IN VENTED ATTICS, BAFFLES SHALL BE INSTALLED ADJACENT TO SOFFIT AN EAVE VENTS. A MIN. OF A 1" SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING AND AT VENT LOCATION. BAFFLE SHALL EXTEND OVER TOP OF INSULATION INWARD UNTIL AT LEAST 4" VERTICALLY ABOVE TOP OF INSULATION. ANY SOLID MATERIAL (CARDBOARD OR THIN INSULATING SHEATHING) SHALL BE PERMISSABLE AS BAFFLE. 10. PER SECTION 31 OF 2018 IRC, A HANDRAIL IS REQUIRED FOR STAIRS WITH 4 OR MORE CONTINUOUS RISERS. HANDRAIL REQUIREMENTS PER SECTION 311. GUARDRAILS SHALL BE PROVIDED ALONG WALKING SURFACES LOCATED MORE THAN 30" VERTICALLY FROM THE LEVEL BELOW PER SECTION R312 OF 2018 IRC.									
	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:		REVISIONS			SHEET
	COVER SHEET					#	DATE	DESCRIPTION	
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						2			
				CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354					A.0
									PLOT DATE: 05.23.21

- NOTES:
- SHINGLES TO BE ASPHALT MIN. 30 YR. WARRANTY
 - HOUSE NUMBERS SHALL BE AT LEAST 6" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
 - EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE w/ PLANTING OR FENCING
 - LIGHT TO BE PROVIDED AT FRONT DOOR
 - GUTTERS AND DOWNSPOUTS SHALL BE PAINTED ALUMINUM
 - ARCHITECTURAL STYLE IS MODERN FARMHOUSE

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

FRONT ELEVATION

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CUSTOM RESIDENCE
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HAPEVILLE, GA 30354

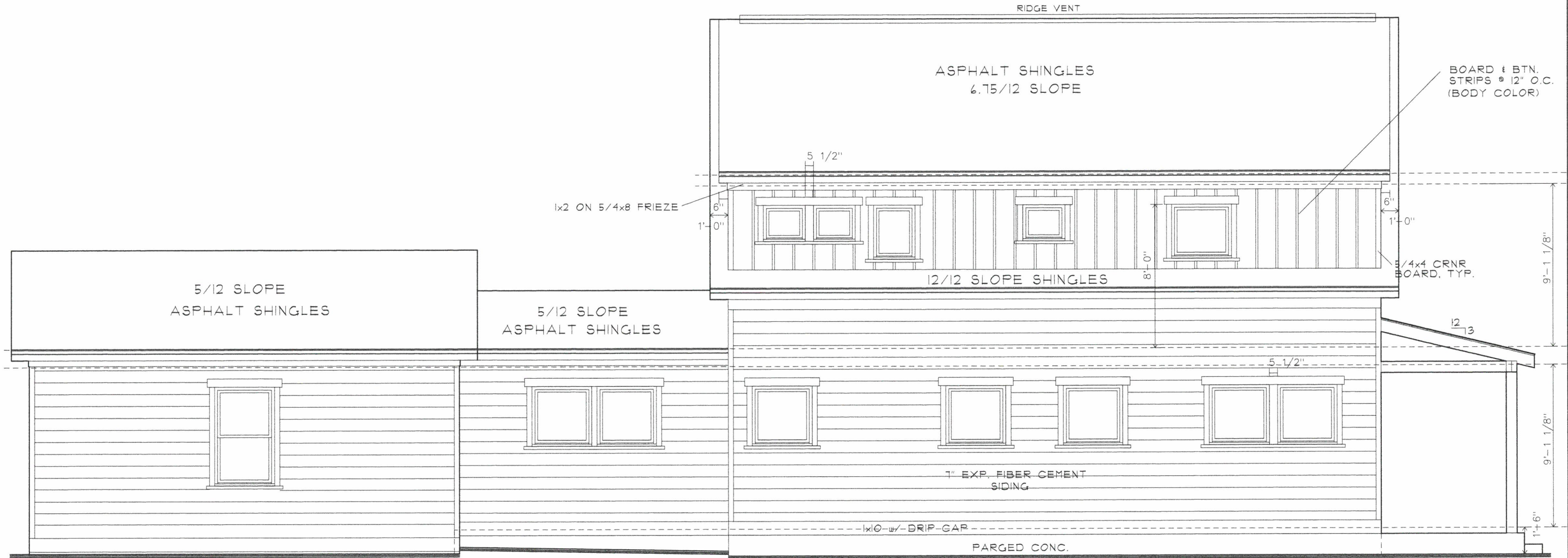
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1	05.22.21	CONCEPT
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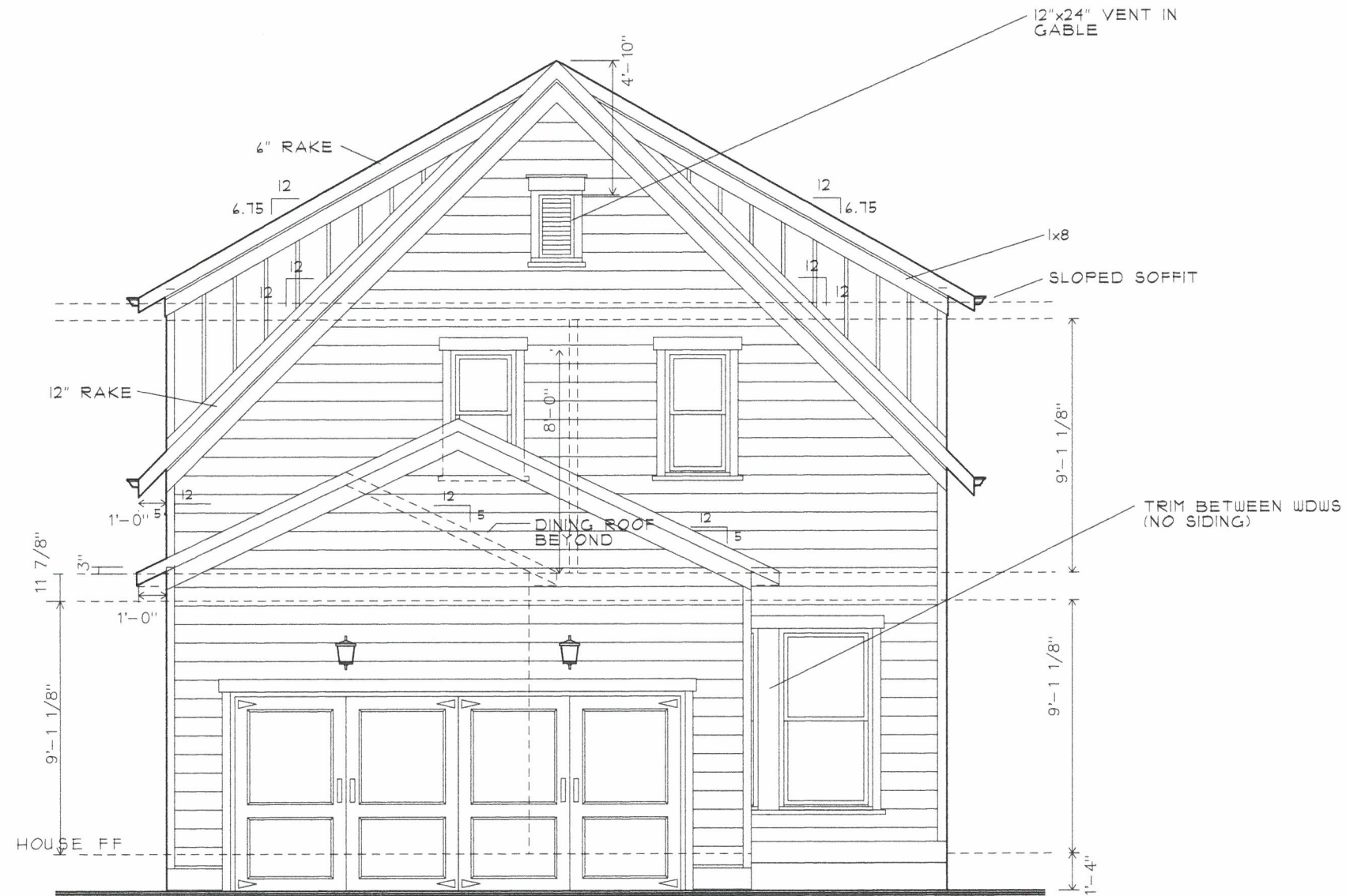
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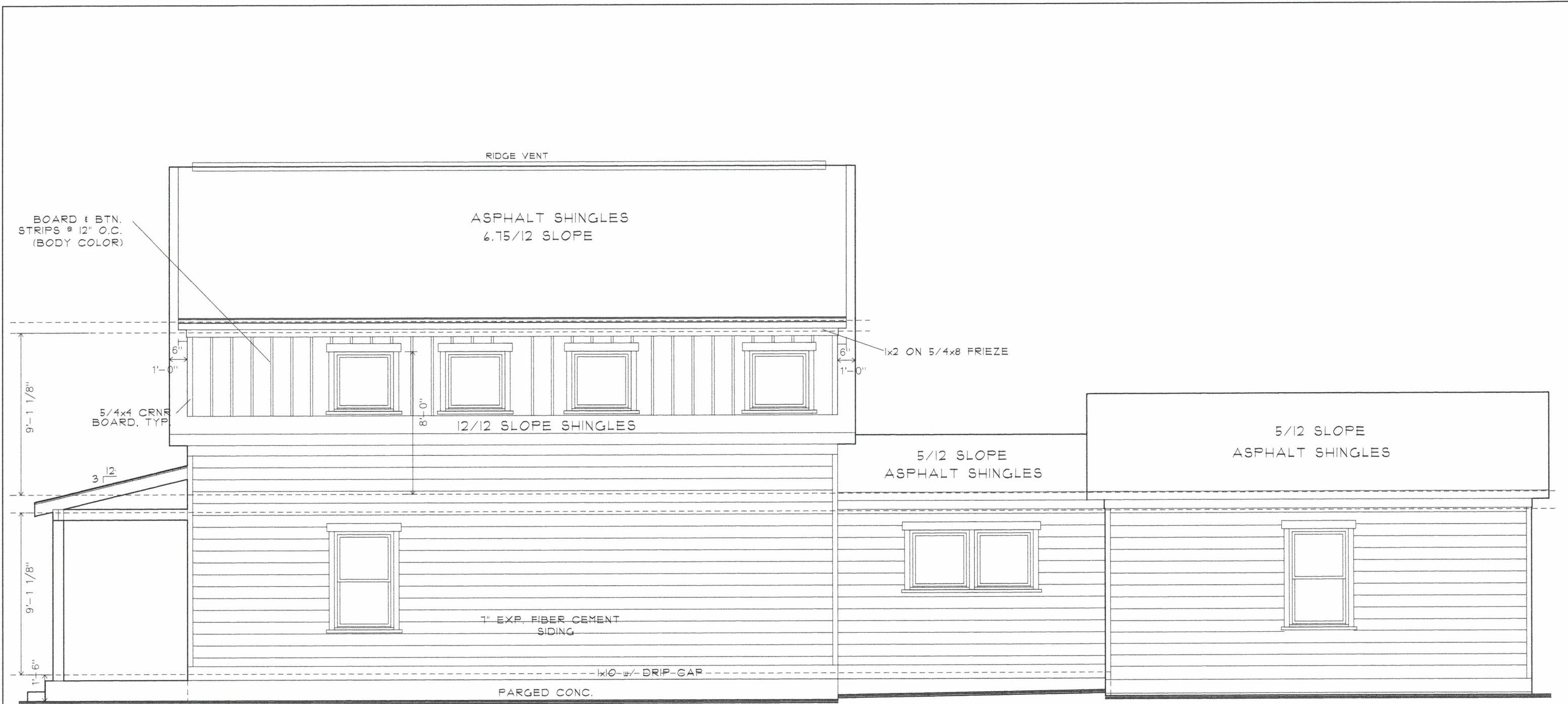
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					1	05.22.21	CONCEPT	
	2							
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	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	REAR ELEVATION			CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.3
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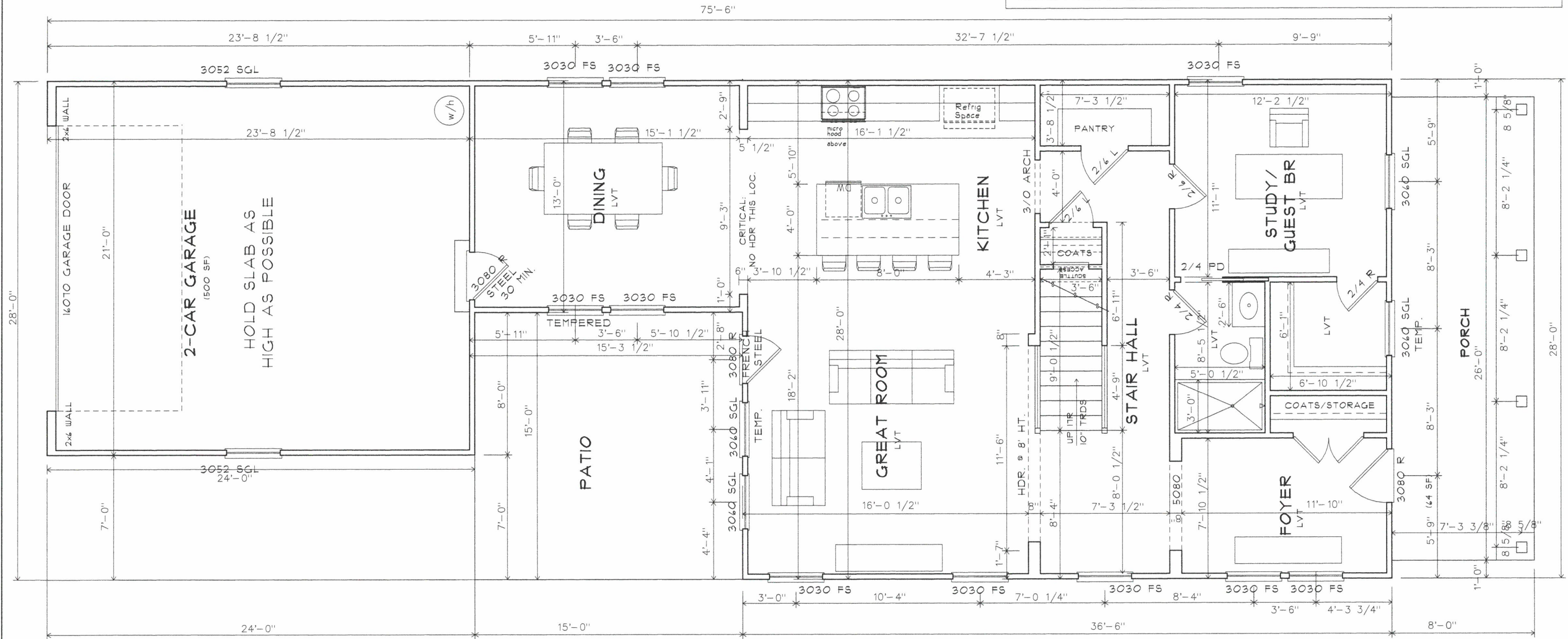
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	RIGHT ELEVATION COPYRIGHT 2021, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSINOS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.			CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.4 PLOT DATE: 05.23.21
					1	05.22.21	CONCEPT	
					2			

CLG. HEIGHT
9' FIRST FLOOR
9' SECOND FLOOR

NOTE: 1ST FL WDWS SET
AT 8'-0" HDR HT. U.N.O.

SQUARE FOOTAGE
1st- 1220 SF
2nd- 980 SF
Tot.- 2200 SF

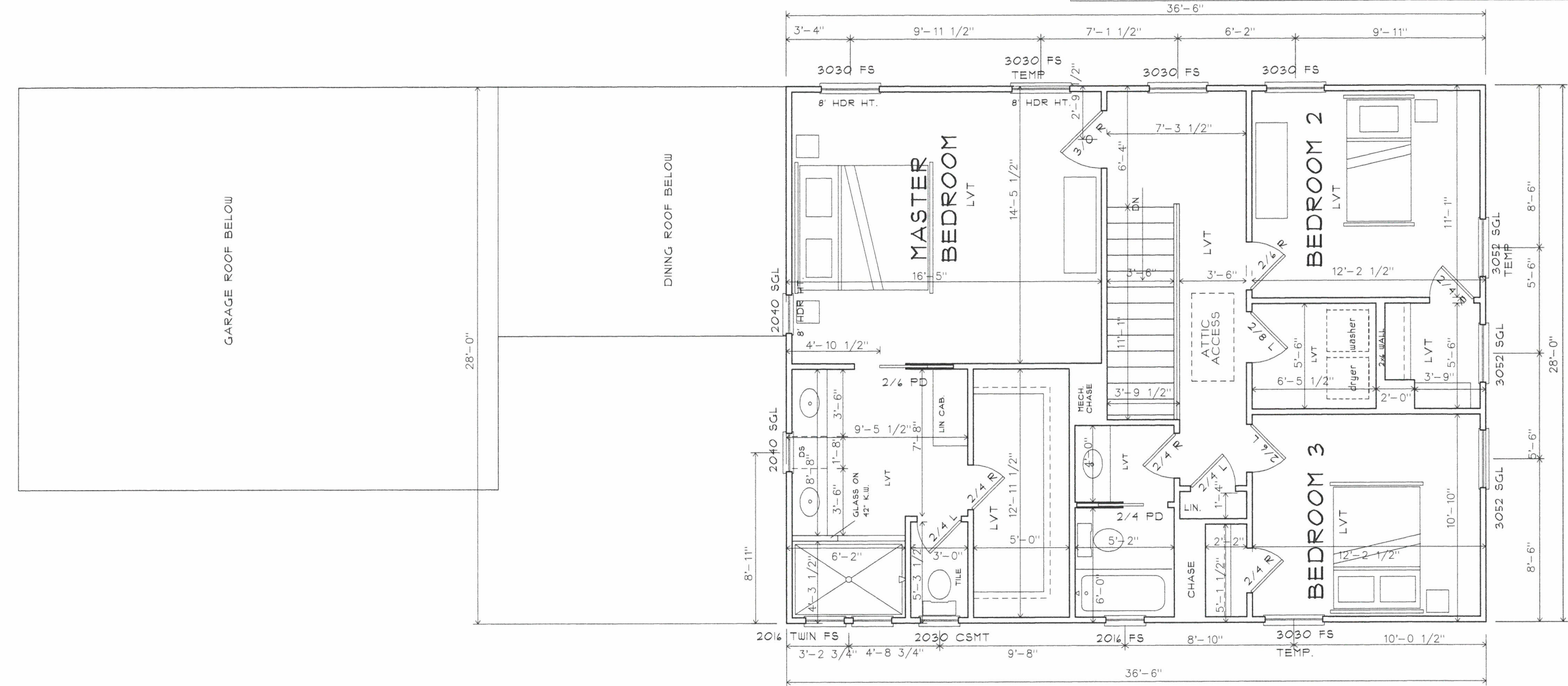
NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL
APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO
ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY
DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD
PATHS IN FIELD.
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE
ELECTRICAL CODES



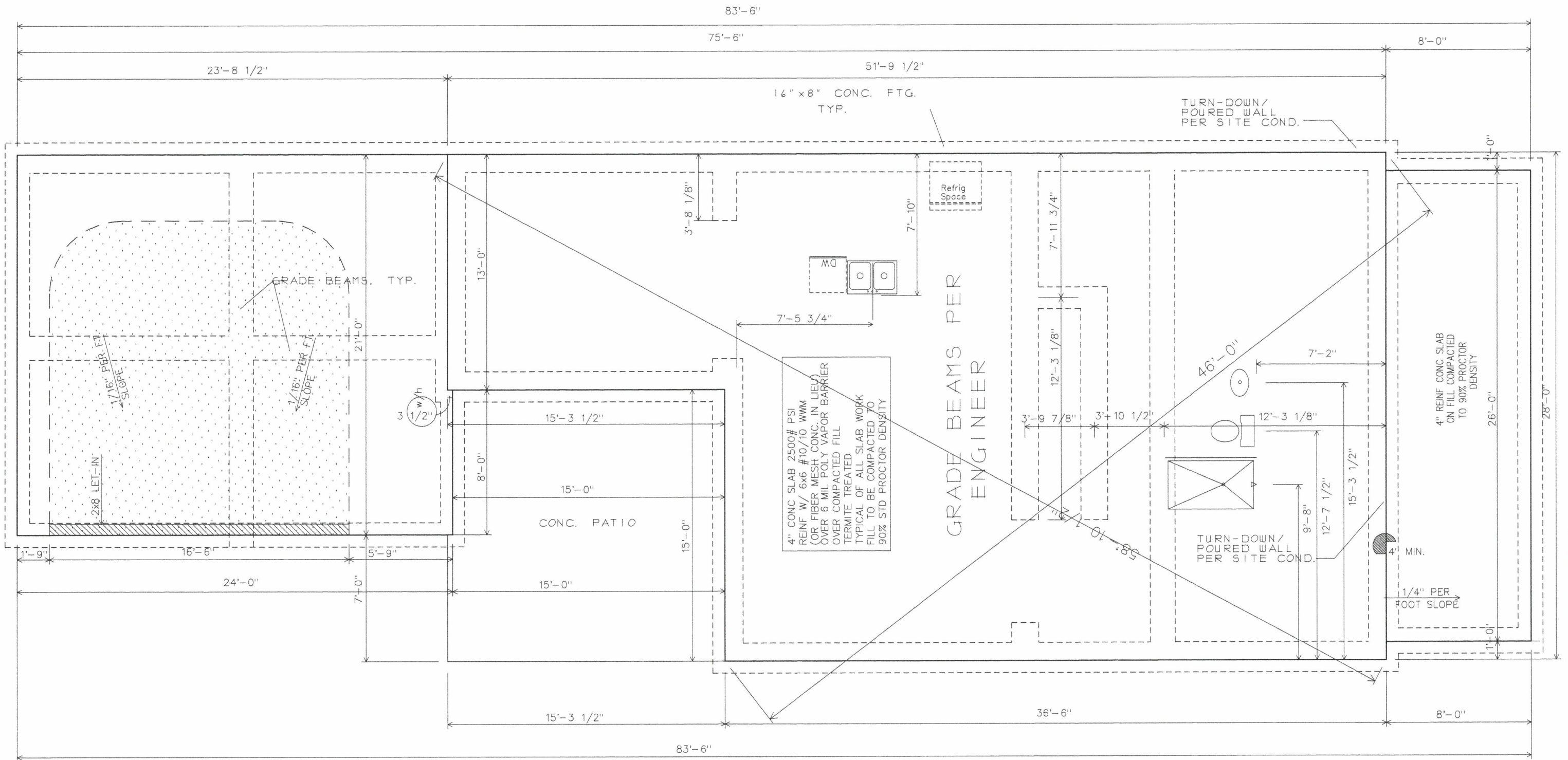
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	FIRST FLOOR COPYRIGHT 2021, 3ELKSDESIGN, LLC. ALL RIGHTS RESERVED. ALL INFORMATION IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. FEATURES, MATERIALS, DIMENSINOS, AND DESIGNS ARE SUBJECT TO ERRORS AND OMMISIONS, AND MAY CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.			CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354			#	DATE	DESCRIPTION	A.5
							1	05.22.21	CONCEPT	
							2			
									PLOT DATE: 05.23.21	

CLG. HEIGHT
9' FIRST FLOOR
9' SECOND FLOOR

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
 CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
 ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



 3ELKS DESIGN	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	SECOND FLOOR			CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	A.6
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					2			
								PLOT DATE: 05.23.21



3ELKS
DESIGN

SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

SLAB FOUNDATION

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PROJECT:

CUSTOM RESIDENCE
346 COLORADO AVE.
HAPEVILLE, GA 30354

REVISIONS

#	DATE	DESCRIPTION
1	05.22.21	CONCEPT
2		

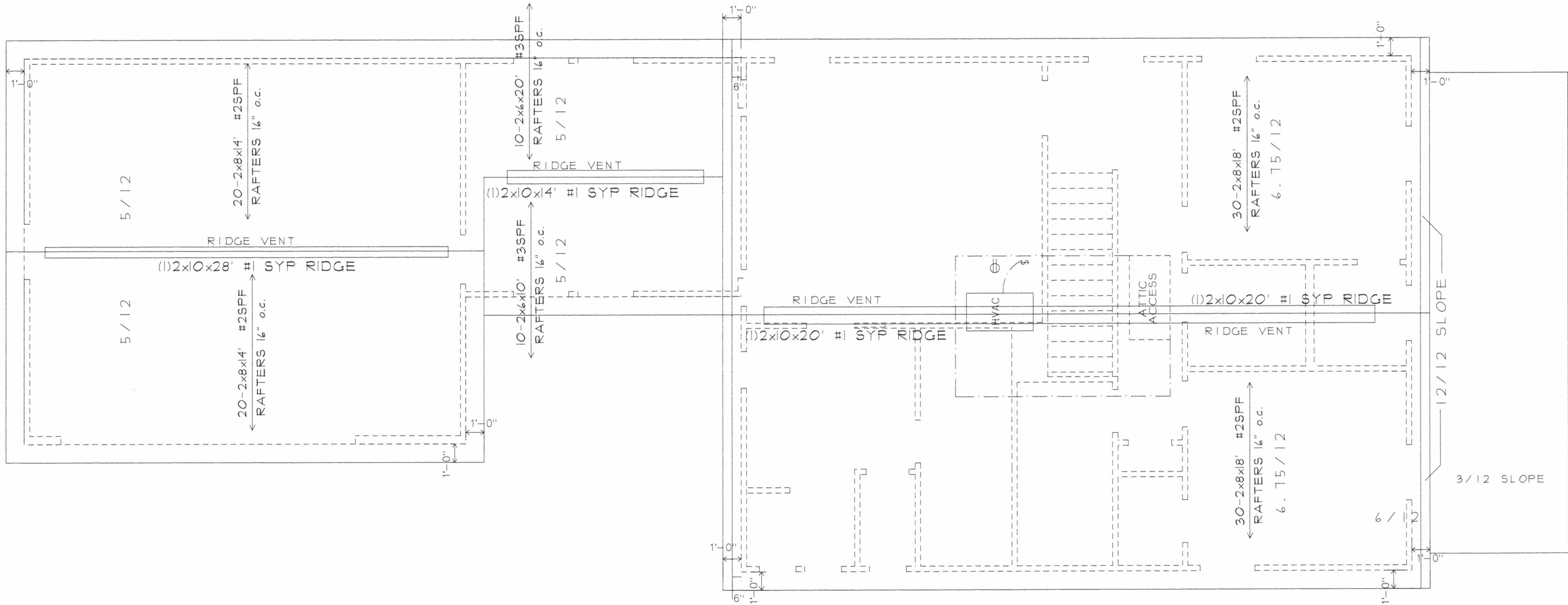
SHEET

A.7

PLOT DATE: 05.23.21

ROOF PER TRUSS SUPPLIER/ENGINEER

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO COMFORM TO ALL APPLICABLE ELECTRICAL CODES



SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

ROOF LAYOUT

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PROJECT:

CUSTOM RESIDENCE
346 COLORADO AVE.
HAPEVILLE, GA 30354

REVISIONS

#	DATE	DESCRIPTION
1	05.22.21	CONCEPT
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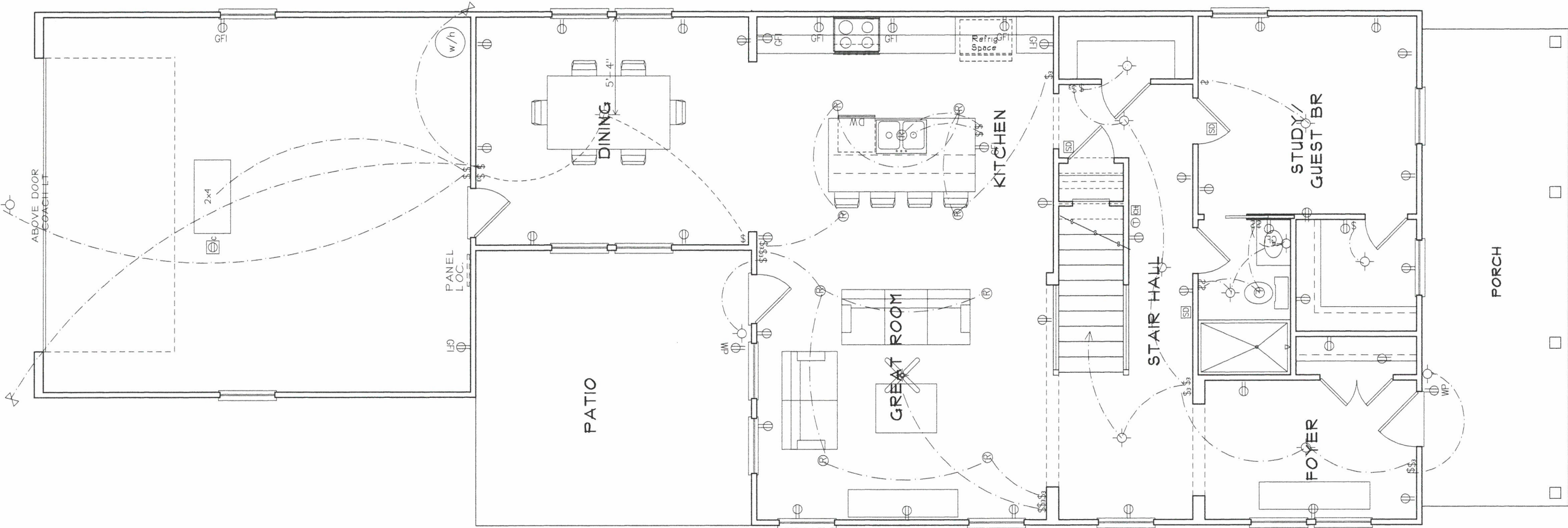
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PLOT DATE: 05.23.21

ELECTRICAL INSTALLATION IS TO CONFORM
TO ALL APPLICABLE ELECTRICAL CODES

ALL SMOKE DETECTORS SHALL
BE INTERCONNECTED SUCH THAT
THE ACTIVATION OF ONE ALARM
WILL ACTIVATE ALL ALARMS AND
SHALL BE AUDIBLE IN ALL
SLEEPING AREAS

- ⊕ THERMOSTAT
Ⓜ DOOR CHIME
Ⓢ SMOKE DETECTOR
ⓈⓈ CEILING OUTLET DUPLEX

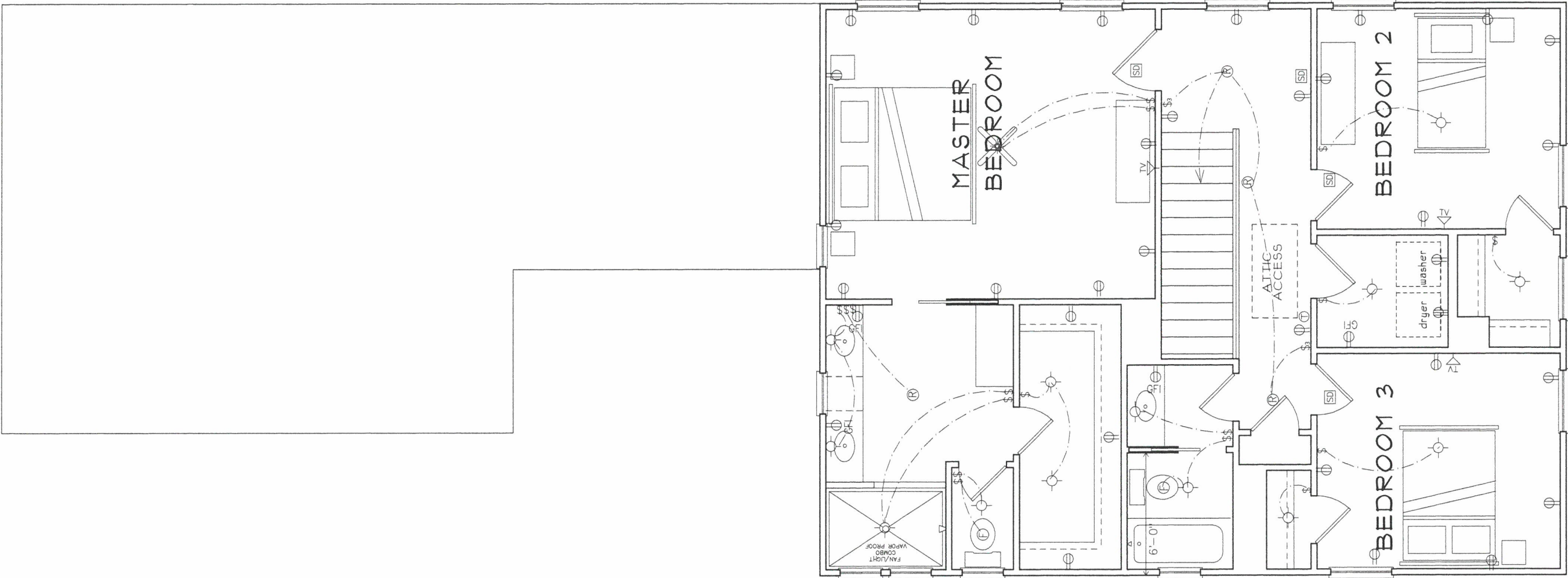


 3ELKS DESIGN	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	FIRST FLOOR ELEC.			CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	E.I
					1	05.22.21	CONCEPT	
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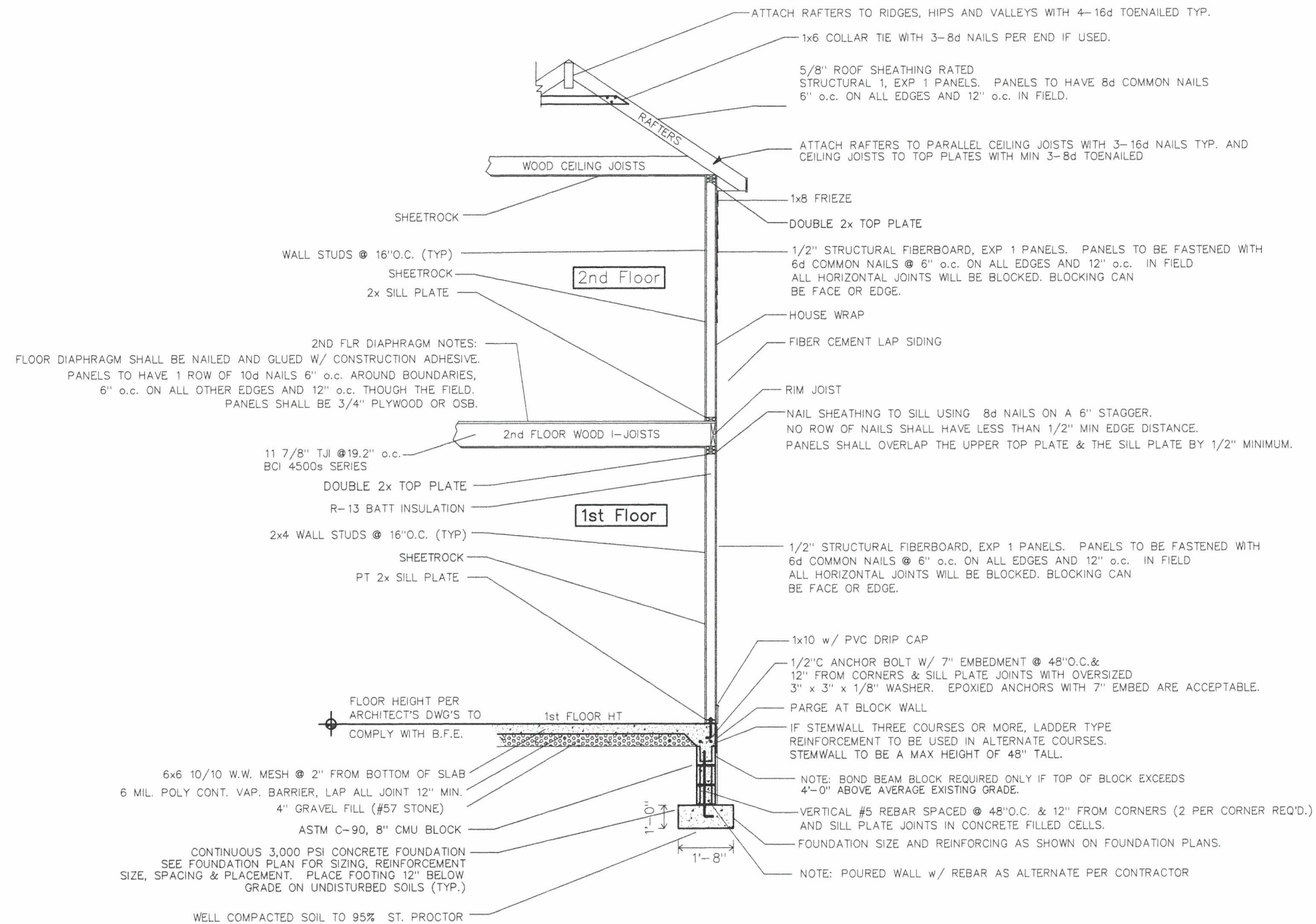
ELECTRICAL INSTALLATION IS TO CONFORM
TO ALL APPLICABLE ELECTRICAL CODES

ALL SMOKE DETECTORS SHALL
BE INTERCONNECTED SUCH THAT
THE ACTIVATION OF ONE ALARM
WILL ACTIVATE ALL ALARMS AND
SHALL BE AUDIBLE IN ALL
SLEEPING AREAS

- Ⓜ THERMOSTAT
- Ⓜ DOOR CHIME
- SD SMOKE DETECTOR



 3ELKS DESIGN	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	SECOND FLOOR ELEC.			CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354	#	DATE	DESCRIPTION	E.2
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					2			



TYPICAL STEMWALL WALL SECTION



3ELKS
DESIGN

SHEET TITLE:

SCALE: 3/16"=1'-0"

11x17 SHEET

WALL SECTION

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PROJECT:

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HAPEVILLE, GA 30354

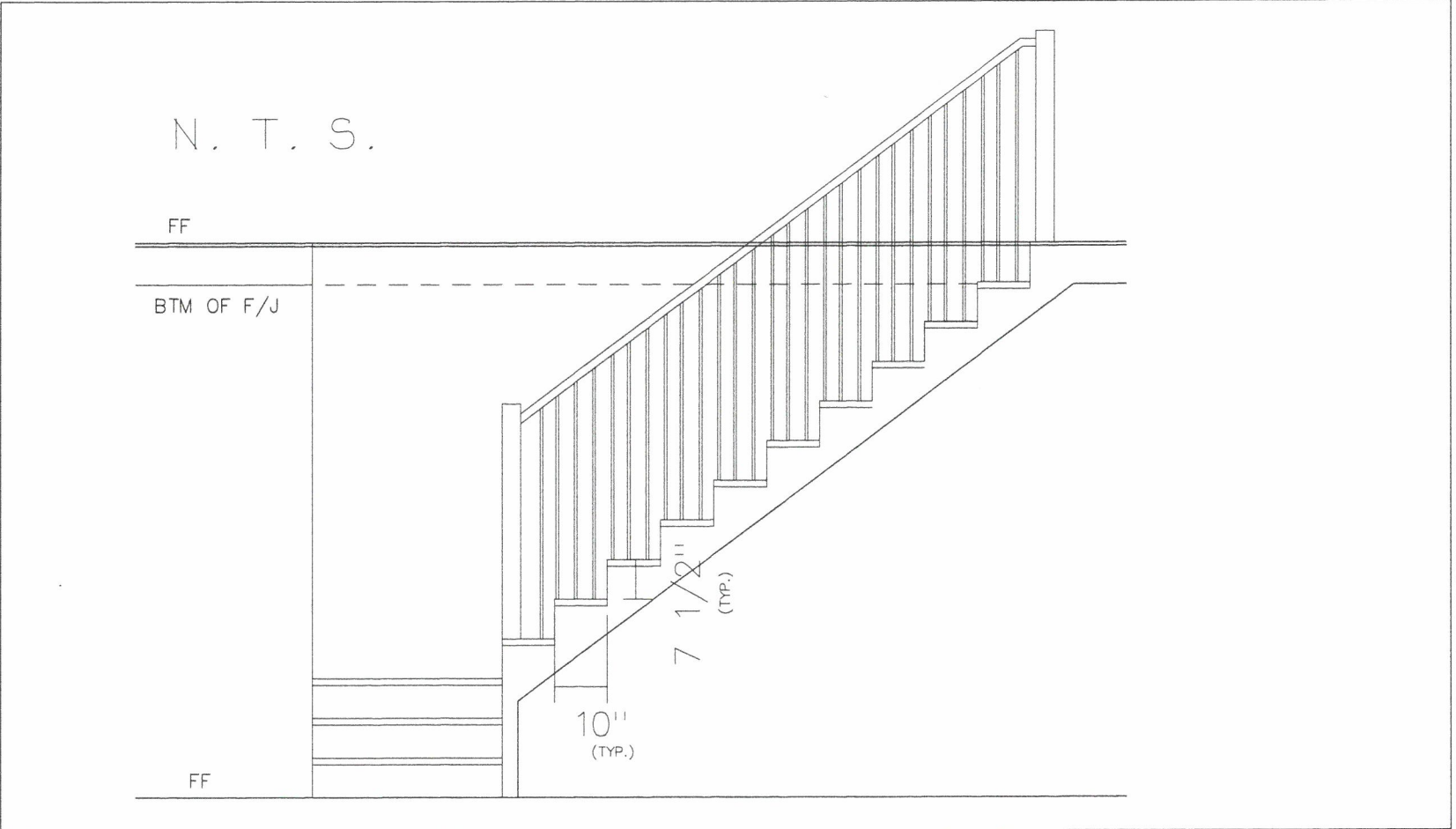
REVISIONS

#	DATE	DESCRIPTION
1	05.22.21	CONCEPT
2		

SHEET

D.1

PLOT DATE: 05.23.21



TYP. STAIR SECTION:

- TREAD DEPTH TO BE NOT LESS THAN 10" w / NOT MORE THAN 3/8" VARIATION
- RISER HT. NO MORE THAN 7 3/4" w / NOT MORE THAN 3/8" HT. VARIATION
- HANDRAIL TO BE CONTINUOUS AT NO LESS THAN 36" AND NO MORE THAN 42" HT.
- PICKETS TO BE SPACED SO AS TO NOT ALLOW THE
- PASSAGE OF A 4" SPHERE

	SHEET TITLE:	SCALE: 3/16"=1'-0"	11x17 SHEET	PROJECT:	REVISIONS			SHEET
	STAIR SECTION	CUSTOM RESIDENCE 346 COLORADO AVE. HAPEVILLE, GA 30354			#	DATE	DESCRIPTION	D.2
					1	05.22.21	CONCEPT	
					2			
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**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: August 2, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 346 Colorado Ave

BACKGROUND

The City of Hapeville has received a site plan application from Thomas Davis III to construct a new single-family dwelling at 346 Colorado Avenue. The two-story 2,200 SF dwelling will have four bedrooms and three bathrooms and a rear entry attached garage. The lot is currently vacant.

The property is zoned R-0 -One Family Residential and is subject to the Neighborhood Conservation Area section, including SubArea D of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 4. - R-0 ZONE (ONE-FAMILY RESIDENTIAL)

Sec. 93-4-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-0 zone is established in order to protect residential areas now developed with one-family detached dwellings, and adjoining areas presently undeveloped likely to be developed for those purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:

- (1) Ensure the best use of the land.
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwelling.
- (3) Protect and promote a suitable environment for family life.
- (4) Discourage any use which would generate other than normal residential traffic on minor streets.
- (5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public service.

Sec. 93-4-2. - Permitted uses.

The following uses are permitted in any R-0 zone:

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in [section 93-2-19](#).
- (3) Public, private and parochial schools, not including nursery schools or kindergartens.
- (4) Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
- (5) Customary home occupations as defined in [section 93-1-2](#).
- (6) Customary accessory uses and buildings including noncommercial gardens and greenhouses.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **R-0 Zoning** are as follows:

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum			
							Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	60	10,000	10,000	N/A	1,600	40	30	30	6	25	2½	35	2 DU	1

REQUIREMENTS**Sec. 93-2-16. - Site plan review.**

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
 - ***The lot is vacant.***
 - ***Setback dimensions provided:***
 - ***Front setback is 74.3' to the foundation. Though well within the building limits, the distance to the front porch should be provided.***
 - ***Northwest side setback is 7.2' and is compliant.***
 - ***Southeast side setback is 13.3'.***
 - ***Rear setback is 58.2' and is compliant***
 - ***The proposed new single family dwelling will be 28.6' high from the slab foundation.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include a proposed driveway. Width not provided. Please provide.***
 - ***No sidewalk is provided. A review of sidewalk will occur with the Design Review application.***
 - ***The plans include a walkway from the entrance to the street.***
 - c. The locations, area and number of proposed parking spaces.
 - ***Parking will be provided in a rear entry garage.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Existing grades are shown at 2' intervals.***

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***See arborist report for findings.***
- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- ***See arborist report for findings.***
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Not applicable to residential development.***
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***A rock wall is located along the northwest property line.***
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
- k. Location and size of all signs.
- ***Not applicable.***
- (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The minimum lot size is 10,000 SF. The proposed site area is .23 acres or 10,054 sf, which is compliant.***
- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***The maximum lot coverage allowed is 40%, or 4,021 SF. The plans indicate that the total lot coverage will be 3,128 SF or 31%. Per plans, building coverages are 1,721 SF, driveway 670 SF, walkways 304 SF, and porches/patio 453 SF.***
- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***The proposed dwelling will have 4 bedrooms and 3 bathrooms.***

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- **Front setback dimension.**
- **Driveway dimensions at the driveway entrance.**
- **Development schedule.**
- **Outstanding items on the arborist report.**

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.



Location Map – 346 Colorado Avenue

1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**
5

6 **AN ORDINANCE TO AMEND CHAPTER 2 (“ADMINISTRATION”), ARTICLE 2**
7 **(“MAYOR AND COUNCIL”) SECTION 2-2-5 (“RULES AND PROCEDURES OF**
8 **MAYOR AND COUNCIL”) OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE,**
9 **GEORGIA TO PROVIDE FOR THE REGULATION OF CITY COUNCIL MEETINGS;**
10 **TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO**
11 **PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL**
12 **PURPOSES.**

13
14 **WHEREAS**, the Mayor and Council shall have full power and authority to provide for the
15 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
16 agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,
17

18 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter “City”) and
19 all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be
20 the legislative body of the City; and,
21

22 **WHEREAS**, amendments to any of the provisions of the City’s Code may be made by
23 amending such provisions by specific reference to the section number of the City’s Code; and,
24

25 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
26 by ordinance; and,
27

28 **WHEREAS**, the governing authority of the City finds it desirable to provide appropriate
29 rules and procedures for the Mayor and Council Members.
30

31 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
32 **THE CITY OF HAPEVILLE, GEORGIA THAT:**
33

34 **Section One.** Chapter 2 (Administration), Article 2 (Mayor and Council), Section 2-2-5
35 (Rules and Procedures of Mayor and Council) of the City Code of Ordinances is hereby amended
36 and revised as follows:
37

38 **Sec. 2-2-5. Rules and procedures of mayor and council.**
39

40 (a) *Ordinances.* All ordinances passed by the Council may, at a minimum, contain the
41 following items:
42

- 43 (1) Ordinance number;
44 (2) Adoption date;
45 (3) Codification clause;
46 (4) Severability clause;

- (5) Signature of mayor;
- (6) Attestation by City Manager, Chief Administrator, City Administrator, Director of Finance and Administration or City Clerk as applicable; and
- (7) Approval of City Attorney as to form.

(b) *Recording of Ordinances.* All ordinances shall be recorded in a separate book for that purpose, and the book shall bear the title "Ordinances of the City of Hapeville, Georgia."

(c) *Mayor's Meeting Responsibilities.* The Mayor shall take the chair at the hour appointed and call the members of the Council to order. He or she shall preserve order and decorum, decide all questions of order, unless appealed to the Council, and appoint all committees of the Council. In the absence of the Mayor, the Alderman Rast or the Councilman-at-Large is vested with like powers. The Mayor may participate in discussion.

(d) *Order of Meetings.* The business of all regular meetings of the Council may be transacted in the following order:

- (1) Call to order
- (2) Roll Call
- (3) Welcome
- (4) Pledge of Allegiance
- (5) Invocations
- (6) Presentation(s);
 - a. Presentation approved by City Manager, if any.
- (7) Public Hearing
- (8) Questions on Agenda Item(s)
- (9) Consent Agenda
 - a. Approval of items on the Consent agenda, if any.
- (10) Old Business
- (11) New Business
- (12) City Manager Report
- (13) Public Comments
- (14) Mayor and Council Comments
- (15) Executive Session
 - a. Executive Session may be called for the following issues: (1) Litigation O.C.G.A. § 50-14-2; (2) Real Estate O.C.G.A. § 50-14-3(b)(1); or (3) Personnel O.C.G.A. § 50-14-3(b)(2).
- (16) Adjournment

The Mayor and Council, by a vote of a majority of the members present, may suspend the rules and change in any way, the order of, and the subjects for business. Questions on agenda items may be emailed to the City Clerk at cityclerk@hapeville.org or called in at 404-766-3004 no later than 5:00pm on the day before the scheduled Mayor and Council meeting. When emailing or calling in a comment to the City Clerk, citizens must include their name, address, agenda item, and the comment. All comments submitted

to the City Clerk will be read into the record during the meeting pursuant to the time allotted pursuant to this section.

(e) *Public Hearings*. Public comment period at meetings of the City shall be conducted in accordance with the following provisions:

(1) Staff Recommendation: First, the staff will present its recommendation to Mayor and Council including dispositive considerations in making their recommendation.

(2) Applicant's Presentation: After the Staff Recommendation, the Applicant shall present their application by first identifying themselves and then providing any pertinent facts or documentation in support of their applications.

(3) Public Comments: Comments from members of the public regarding the matter for public comment, beginning with comments in opposition, followed by comments in support, with a follow-up from the Applicant to address issues raised by previous commenters. If the commenter begins to stray away from the specific agenda item, the Mayor may limit the commentary. Once an agenda item has passed, the matter for public comment during the meeting shall be concluded, unless a motion for reconsideration is made during the same meeting and prior to adjournment.

1. Speaker must sign up with Clerk prior to the meeting.
2. Speaker must limit comments to agenda items.
3. Mayor may cut off speaker or grant removal of a speaker.
4. A total of ten (10) minutes will provided for the public comment section with two (2) minutes afforded to each speaker. Mayor may extend any persons time for up to two (2) minutes and may extend the time for public comments up to ten (10) additional minutes.

For those who are unable to physically attend the meeting, citizen comments may be emailed to the City Clerk at cityclerk@hapeville.org or called in at 404-766-3004 no later than 5:00pm on the day before the scheduled Mayor and Council meeting. When emailing or calling in a comment to the City Clerk, citizens must include their name, address, agenda item, and the comment for or against the item. All comments submitted to the City Clerk will be read into the record during the meeting pursuant to the time allotted pursuant to this section.

(f) *Zoning Hearings*. The following rules of procedures shall govern any public hearing regarding zoning request or determination before the Mayor and Council:

- (1) Each applicant shall appear before the Council, identify himself/herself by name, address and whether or not applicant is owner or agent for owner.
- (2) Each applicant or other interested party who provides the Council with documents shall have each document numbered and shall identify each

- document and each such document submitted shall be made a part of the official record of the hearing.
- (3) Each applicant shall have ten (10) minutes to present facts pertinent to the application. An applicant may have additional time to address the Council if the applicant notifies the City Clerk prior to the start of the public hearing that applicant needs additional time. The Council may grant additional time to the applicant at their own discretion.
 - (4) All people in opposition to the rezoning of property and amendment to the zoning ordinance shall have two (2) minutes to address the Council and shall provide the City Clerk with name and address; however, Mayor may extend the time for oppositional comments for up to two (2) minutes per person and may extend the time for oppositional comments up to (10) additional minutes.
 - (5) The Mayor shall determine when the public hearing is closed and so state.
 - (6) At the conclusion of the hearing, the Council may make a decision at its next regular public meeting. The director of the community development department shall notify the applicant in writing of the Council's decision. The written notification shall immediately be entered on the minutes and made a part of the record on the date that written notification is given to the applicant.
 - (7) Any aggrieved party shall have thirty (30) days from the date of written notification to file an appeal from the council's decision with the superior court.
- (g) *Evidentiary Hearings*. The following rules of procedures shall govern all other evidentiary hearings not covered above:
- (1) Each proponent shall appear before the Council, identify himself/herself by name, and present the issue to the Council.
 - (2) Each proponent who provides the Council with documents shall have each document numbered and shall identify each document and each such document submitted shall be made a part of the official record of the hearing. Certified Copies of documents shall be provided to the Council, if applicable.
 - (3) Each proponent shall have ten (10) minutes to present facts pertinent to the issue. The proponent may have additional time to address the Council if the proponent notifies the City Clerk prior to the start of the public hearing that proponent needs additional time. The Council may grant additional time to the proponent at their own discretion.
 - (4) All people in opposition to the issue shall have ten (10) minutes to address the Council and shall provide the City Clerk with name and address; however, the total time for all interested parties in opposition shall be thirty (30) minutes unless the proponent requests for additional time, in which case the total time shall not exceed forty (40) minutes.
 - (5) The proponent shall be granted an additional five (5) minutes to rebut any arguments made in opposition but submitting additional evidence.
 - (6) At the conclusion of the hearing, the Council shall make a final decision and during its next regular public meeting, shall notify the proponent in writing of the Council's decision. The written notification shall immediately be entered

- 185 on the minutes and made a part of the record on the date that written
186 notification is given to the proponent.
- 187 (7) Any aggrieved party shall have thirty (30) days from the date of written
188 notification to file an appeal from the Council's decision with the superior
189 court.
- 190
- 191 (h) *Public Comments*. Public comments regarding items which are not designated for a
192 public hearing not listed on the agenda will be made available before the adjournment of
193 the meeting. Prior to the commencement of each meeting during which there will be a
194 general comment portion, members of the public wishing to speak shall sign in with the
195 City Clerk and shall provide their name and the topic upon which they wish to speak.
- 196
- 197 (1) *Time Limitations*. Each member of the public wishing to address the Mayor
198 or Council during the public comment session shall have a total of three (3)
199 minutes during which he/she may address the Mayor or Council. Such time
200 shall not be extended unless approved by a majority of the Council Members
201 present. The three (3) minute time limit shall not be extended by any dialogue
202 with or comments by Council or the Mayor. The entire public comment
203 session shall not last more than ten (10) minutes unless extended by Council.
- 204
- 205 (2) *General Comment Content*. No member of the public shall be permitted to
206 make personal, impertinent, slanderous or profane remarks to the Mayor or
207 any Council Member. Mayor and Council meetings serve the purpose of
208 conducting City business and are not a forum for the unlimited expression of
209 opinion. The Mayor reserves the right to limit comments to matters germane to
210 City business and may refer speakers to the City Manager or other staff for
211 resolution.
- 212
- 213 (i) *Recording in Minutes*. All of the following shall be recorded in the ordinance and
214 minute books of the mayor and council:
- 215
- 216 (1) All motions, ordinances, resolutions and proclamations;
217 (2) The number and title by which new ordinances, resolutions, and
218 proclamations are introduced;
219 (4) The vote of each member shall be recorded whenever required by one or more
220 Members; or
221 (5) All other information which the mayor and council may direct.
- 222
- 223 (j) *Appointments*. All appointments shall be by ballot.
- 224
- 225 (k) *Council Members*. During Mayor and City Council Meetings, the Council Members
226 shall not:
- 227
- 228 (1) Interrupt anyone who has the floor;
229 (2) Represent the personal opinion and beliefs;
230 (3) Refuse to recognize the validity of the actions approved by a majority vote of
231 the board; and

(4) Text and send messages to other Council Members.

(l) *Addressing Presiding Officer.* During City Council meetings, each Council Member, when speaking on a particular item, shall address the Presiding Officer.

(m) *Robert's Rules of Parliamentary Order.* Robert's Rules of Parliamentary Order shall be regarded as supplementary guidelines for the proceedings of the Council insofar as the same are applicable, and do not conflict with City of Hapeville Ordinances.

(n) *Recording of Meeting.* The Mayor and Council meetings may be recorded by audio or video. Upon the minutes being edited and reduced to writing, the audio or video used may then be erased or destroyed.

Section Two. Preamble Incorporated. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section Three. Codification. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City.

Section Four. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Five. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Six. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2021.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

City Attorney



**Department of Planning and Zoning
Planner's Report**

DATE: August 3, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Public Hearing Procedures**

BACKGROUND

Historically, only individuals present at the City Council, Planning Commission Meetings and the Board of Appeals were allowed to make public comments during the meetings and public hearings. During the height of the pandemic, the Mayor & Council allowed for public comments shared via email or phone message to the City Clerk. The Mayor & Council have proposed that public comments continue to be allowed via these media. The proposed text amendment regarding Zoning Hearings is attached.

RECOMMENDATION

Staff recommends approval of the text amendment to allow for a variety of public input options throughout the planning processes in the City of Hapeville.